



Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/04594  
Proposal Code : NMCB-23-ENTRY-106679

Building Proposal Number - 230323  
Date : 06/01/2024

Building Name :	SAI SHRADDHA APARTMENT(Residential)	Floor :	GROUND(22.36 Sq mt),FIRST(273.28 Sq mt),SECOND(273.28 Sq mt),THIRD(273.28 Sq mt),FOURTH(273.28 Sq mt),FIFTH(273.28 Sq mt),SIXTH(250.16 Sq mt)
-----------------	----------------------------------------	---------	-----------------------------------------------------------------------------------------------------------------------------------------------

To,  
i) Ms Saiprasad Builders Developers Partnership Firm Thr Partner Mrganesh Vasant Yeole,  
P. NO. 8+9, S. NO. 24/1 TO 5/A, KAMATWADE SHIWAR, NASHIK  
ii) Hemant Pawar (Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name SAI SHRADDHA APARTMENT(Residential) Plot No 8+9, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 24/1 TO 5/A, Village Name/Mouje KAMATWADE, Sector No. , completed under the supervision of Engineer, License No as per approved plan vide Permission No. LND/BP/B2/596/2022 Date 04/03/2022 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/B2/596/2022 Date 04/03/2022

Signature valid

Digitally signed by PRASHANT GAJI PAGAR  
Date: 2024.01.06 10:12:00  
Reason: Approved  
Location: Nashik Municipal Corporation  
Project Code : NMCB-23-ENTRY-106679  
Application Number : 230323/40601  
Proposal Number : 230323  
Certificate Number : NMCB/FO/2024/APL/04594



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Executive Engineer.  
Nashik Municipal Corporation,



## NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ 82/596/2022

DATE :- 04/03/2022

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

TO, **Mr. Vijay R. Jadhav & Others.**

**C/o. Er. Hemant Pawar & Stru.Engg. Kishor Chopda of Nashik.**

**Sub -:** Sanction of Building Permission & Commencement Certificate for Plot No. 8+9 of S. No./G.No. 24/1 To 5/A of Kamtwade Shiwar, Nashik.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:22/12/2021 Inward No.B2/BP/817.  
2) Final Layout No. LND/WS/78/3797 Dt:05/11/1990.

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 46)**

- 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 disturbancy 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) where 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.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) Where 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.
- 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 drainage 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.

C. C. For Plot No. 8+9 of S. No./G.No. 24/1 To 5/A of Kamtwade Shiwar, Nashik.

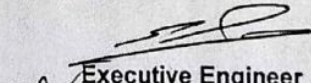
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of N. A. order No. 594/88 Dt:-28/11/1988 submitted with the application.

**Charges Recovery**

- 35) Rs.2,59,120/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No. 95/627 Date :24/02/2022.
- 36) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. ---- Date : ----
- 37) Drainage Connection Charges Rs.24,000/- is paid vide R.No./B.No. 95/627 Date:24/02/2022.
- 38) Welfare Cess charges Rs.3,96,880/- is paid Vide Vide R.No./B.No. 95/627 Date:24/02/2022.
- 39) Rs.5000/-vide R.No./B.No. 95/627 Date :24/02/2022 against Treeplantation deposit.
- 40) Amalgamation Charges Rs.4200/- is paid vide R.No./B.No. 95/627 Date :24/02/2022.
- 41) Charges for "Premium FSI" is Paid FSI" Rs.7,08,531/- vide R.No./B.No. 91/626 Date:24/02/2022.
- 42) Charges for "Ancillary Permium is Paid FSI" Rs.4,85,850/- vide R.No./B.No. 91/626 Date:24/02/2022.
- 43) 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 strictly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.50,840/- is paid vide R.No./B.No. 95/627 Date :24/02/2022.

**Additional Conditions**

- 44) NMC Tax for Vacant plot shall be paid before Completion.
- 45) This permission is given on the strength of DRC No: 888 Dt:13/11/2019 and 205.00 Sq.mt.TDR area utilized from the same.  
Total TDR Loaded 205.00 Sq.mt. which is utilised from DRC No: 888 Dt:13/11/2019 vide formula  $205 \times 7250 / 11220 = 132.46$  Sq.mt. TDR area utilized from the same.
- 46) The corrected 7/12 extract of the amalgamated plots shall be produced before Occupancy Certificate.

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / 182 / 596 / 2022  
Nashik, Dt 04 / 03 / 2022  
Copy to : Divisional Officer



# Nashik Municipal Corporation, Nashik

No. LND/WS/BP/GEN. OUTWARD/59/2022

Date: 11/05/2022

Shri. / Smt. Mr. Vijay R. Jadhav & others GPA Holder  
M/s. Saiprasad Builders & Developers Partnership  
firm The Partner Mr. Ganesh V. Yeole  
Ch. Er. Hemant Pawar

Sub.: Transfer of Building Permission No. LND/BP/B2/596/2022  
 dated 04/03/2022 in S. No. 2411 TO STA

P.No. 08409 of Kamatwade Shivar —

Ref.: Your application dated 04/05/2022

With reference to above - mentioned application, the building permission

No. B2/596/2022 dt. 04/03/2022 in S. No. 2411 TO STA

P.No. 08409 of Kamatwade Shivar is hereby transferred

in the names of Shri./Smt. Mr. Vijay R. Jadhav & others GPA Holder

M/s. Saiprasad Builders & Developers Partnership firm The

Partner Mr. Ganesh V. Yeole Mr. Vijay R. Jadhav

& others. this transfer of building permission

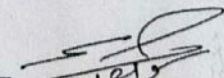
mentioned above is on the strength of following papers submitted along with the application.

\* Scrutiny Fee paid Rs. 200/-, Receipt No. 722

Dt. 04/05/2022

- i) 7/12 extract.
- ii) Registration certificate of Co-op. Hsg. Society.
- iii) Indemnity bond and affidavit as per ULC Act. 1976
- iv) GPA COPY  
Subject to the conditions mentioned in the original permission.

No. B2/596/2022 dt. 04/03/2022

  
 Executive Engineer  
 TOWN PLANING  
 Nashik Municipal Corporation  
 Nashik

नाशिक महानगरपालिका, नाशिक.



№ 1299

नाशिक महानगरपालिका कार्यालय  
जा. नं. : लॅन्ड/अंतिम/७८/३०९०  
दिनांक - ५/११/१९०

प्रति,

श्री/श्रीमती राजाराम मुरलीधर दारोळ वंशार ज्युम् एच.डी. स्टुडेंट्स व एडु  
कॅम्प - डोगे डी कॅम्पटेन्ट इंजिनिअर, नाशिक.

विषय :- कामधारा शिवारातील स. नं. २४/१+२+३+४+५  
चे जागेतील प्लॉट नं. १ ते २० चा ले आऊटचा नकाशा  
अंतिम मंजूरी करणे बाबत.

संदर्भ :- तुमचा दिनांक २६/९/१९० चा अर्ज व नकाशा

महाशय / महोदय,

वरील संदर्भात कळविणेत येते की, कामधारा शिवारातील स. नं. २४/१+२+३+४+५ जागेतील नियोजित लेआऊटचा नकाशा तांत्रिक दृष्ट्या असल्याने त्यास इक-डील जा. क्र. एलएनडी/डब्ल्यूएस/१९८५० दिनांक १३/५/८० अन्वये टॅट्टेव्हली मंजूरी शर्त नं.

१ ते ११ अनुसार मंजूरी देणेत अली होती. त्या नंतर तुम्ही सदर शर्तीनुसार सदर नियोजित ले आऊट प्रमाणे प्रत्यक्ष जागेवर मोजणी करून, प्लॉटस, रस्ते व खुली जागा यांचे हद्दीचे कायमचे दगड रोवून सदर कॉलनी मध्ये फर्माचे आई-व्हाईस रक्कम कॉलनी रस्ते तयार करून दिले आहे. त्याच प्रमाणे पध्दप करीता अनामत या कार्यालयात भरलेली आहे.

सर्व तुम्ही सदर नियोजित टॅट्टेव्हली मंजूर ले आऊट चे शर्तीनुसार योग्य ती पूर्तता केलेली असल्याने सदर जागेतील ले आऊटचा नकाशा अंतिम मंजूरी ( FINAL APPROVEAL ) खालील शर्तीवर देण्यात येत आहे.

-० शर्ती ०-

- सदर कॉलनीतील प्लॉट, रस्ते व खुली जागा यांचे हद्दीचे दगड हालवू नये व मंजूर ले आऊट प्रमाणे कोणतेही प्लॉटस क्षेत्र जागेवर प्रत्यक्ष मोजले असता कमी अधिक भरता कामा नये.
- मंजूर ले आऊट मधील कोणत्याही प्लॉटचा उपयोग फक्त रहाणसाठी करावा. अन्य कोणताही वापर या कार्यालयाची परवानगी घेतले शिवाय करू नये.
- मंजूर ले आऊट मधील कोणतेही प्लॉटसचे या पुढे उपविभाजन करणे किंवा एकत्रीकरण करणे झाल्यास इकडील पूर्व परवानगी शिवाय करू नये.
- मंजूर ले आऊट मधील प्लॉट मध्ये बांधकाम करणे पूर्वी या कार्यालयाची पूर्व परवानगी ( बांधकाम परवानगी ) घेतल्या शिवाय कोणतेही बांधकाम करू नये.
- सदर नकाशा मधील मोजणीचे माफकत पध्दप करिता उरलेली २/३ इतकी रक्कम रुपये पूर्ण भरल्याखेरीज पध्दप लावले जाणार नाही.
- सदर कॉलनी मध्ये तुम्ही पाण्याची लाईन टाकली असली तरी म. न. पा. ची सदर भागातील पाणी पुरवठा योजना पूर्ण झाल्या खेरीज सदर कॉलनीत पाणी पुरवठा केला जाणार नाही.
- मंजूर ले आऊट मधील रस्ते व खुल्या जागा नाशिक महानगरपालिकेच्या ताब्यात मिळवायची आहेत. (खुल्या आऊट जागेचे एकूण क्षेत्र ३१५.५० मी. मीटर / चौ. मीटर)

वरील शर्तीनुसार सदरचे लेआऊट नकाशा अंतिम मंजूरी देणेत येत आहे. सोबत मंजूर ले आऊट नकाशाचा प्रति जोडलेल्या आहेत.

सहायक संचालक नगररचना  
नाशिक महानगरपालिका, नाशिक.