



**नसस-२**  
दस्त क्र. (२२८) २०२२  
२०/१०

नाशिक महानगरपालिका, नाशिक  
इमारत बांधणीचा दाखला

ARC NO - 840-24

No. 20915

(पूर्ण/भाग्यः)

जायक क्र./नविधि/२२९५/२०२२  
दिनांक : २४/०६/२०२२

श्री./श्रीमती राजाराम तात्याबा पवार द्वारा जन्मधारक हरिओम कन्स्ट्रक्शन प्रकल्पाचे ठिकाण व मत्ता : डवारा फार्निश श्री. कांतीभाई खेत्राभाई पटेल.  
प्लॉट - मातोश्रीनगर, चेहडीपंजींग, नाशिकरोड.

संदर्भ : आपला दिनांक २४/१२/२०२१ चा अर्ज क्रमांक स्सी ४/१६/२०२१

महाशय,

दाखला देण्यात येतो की, चेहडी शिवारातील/सि.स.नं., स.नं. १२१/२७/१९

प्लॉट नं. — अं.भू. क्र. — मधील इमारतीच्या लव्ठ + चार मजले फक्त. मजल्याचे इकडील बांधकाम परवानगी क्र. UNJBP/Revised/८५/१९/२०२१ दिनांक १८/०९/२०२१ अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. राशिक बोधरा रजिस्ट्रेशन क्र. CA/118475/१९ यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवसेतर/शैक्षणिक/ निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र १५०२.२५ चौ.मी. या पैकी निवासी १५०२.२५ निवासेतर चौ.मी.  
२) एकूण चटई क्षेत्र १६३०.८० चौ.मी. या पैकी निवासी १६३०.८० निवासेतर चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवसेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल.  
२) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ६२४११५७१

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) तपासणी फी रु. ५५१५/-, फ्लॉय फार्निश रु. १२०००/-, विकास शुल्क रु. १५२५/-, सेस रु. १०७३०/-, डेव्हिअं रु. ४६५१५/-, वॉलफोन वॉर्ड रु. ४२०००/-, विना परवानगी वापर रु. १०००/-, प्रिमियम FSI रु. १०.८२५/- पावती नं. २५७७ दि. २२/०६/२०२२ अन्वये अर्ज ठे आहेत.

**कार्यकारी अभियंता**  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक



NASHIK MUNICIPAL CORPORATION	
प्लॉट नं. (22C) 2033	NO. LND/BPI C-3 / 198 / 5018
98/88	
OFFICE OF NASHIK MUNICIPAL CORPORATION	
DATE :- 09/02/2012	

**SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE**

TO. **Shri. Rajaram T. Pawar through GPA Holder Hariom Construction through Partner Mr. Kantibhai K. Patel & One.**  
**C/o. Ar. Vinayak P. Nikam & Stru Engi. C. D. Patel of Nashik.**

**Sub - Sanction of Building Permit & Commencement Certificate in Plot No.—  
of S. No. 121/2B/1 of Chehadi-Shiwar.**

**Ref - Your Application & Plan dated: 20 / 01 /2011 Inward No. C3/BP/6921/316  
Case No :- ----**

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 30 )**

- 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.



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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 & 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. 715/85 Dated: 24 / 07 /1985 submitted with the application.
- 19) Adequate space from the plot w/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- A) Rs. 59,430/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 39/448 Dtd:- 03 / 02 /2012.
- B) Rs. 1,05,000/- is paid for development charges w. r. to proposed land development vide R. No./B.No. 39/448 Dtd:- 03 / 02 /2012.




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- 21) C. C. for P. No:- ---- of S. No. 121/2B/1 of Chahadi Shiwar.  
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. 4500/- Deposited vide B.No./R.No. 19/1937

Date:- 03 / 02 /2012 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. 13,500/- is paid vide R.No./B.No. 96/5112 Dtd:- 03 / 02 /2012.
- 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 buildings.
- 29) NMC Tax for Vacant plot shall be paid before Completion.
- 30) Welfare cess charges Rs. 93,390/- is paid vide R.No./B.No. 91/5112 dtd: 03/02/2012.

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

No. LND / BP  
Nashik, Dt. / / 200  
Copy to: Divisional Officer,  
----- Division  
Nashik Municipal Corporation, Nashik.



## नसन SANCTION OF BUILDING PERMIT AND COMMENT CEMENT CERTIFICATE

दस्त क्र. ( ) 2021

Shri Rajaraj Patil Through G.P.A. Holder Hariom Consturction  
Through Partner Shri Kantabhai Khetabhai Patel  
C/o. Arch. (Nashik) Bothara & Stru. Engr. C.D. Patel of Nashik

Subj: Sanction of Building Permit & Commencement Certificate in Plot No.:- of  
S.No. 121/2B/1 of Chhadhi Shiwar.

Ref: 1) Your Revised building permission Application & Plan dated: 04/08/2020 Inward  
No. (B2/BP/Revised/70)

2) Previously Approved Building Permission No. LND/C3/198/6018 dtd:- 09/03/2012.  
Sanction of offline 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 as per plan No. LIX of 1949 to erect building for  
Municipal Corporation Act 1949 (B.P. No. LIX of 1949) subject to the following conditions.  
Residential Purpose as per plan duly sanctioned (to 44)

- 1 The land vacated in consequence of an agreement of the set-back rule shall form part of Public Street.
- 2 No new building of part thereof shall be erected 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 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 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.

NMC TOWN PLANNING DEPARTMENT

This certificate contains Pages 1 of 3

- 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 has to make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Main of M.S.E.D.C.L. is available at site."
- 17 There is no objection to obtaining connection for construction purpose from M.S.E.B.
- 18 Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before construction certificate
- 19 Adequate space from the plot 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 & labor engaged on construction work on site by owner/Developers 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 in Government Resolution of Environment department Dated 21/04/2009 for Noise Pollution
- 22 As per order of Urban Development of Government of Maharashtra vide TPS 2417/487/Pra Kra 217/2017/UD-9 Dated 07/08/2015 for all building following conditions 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.
  - 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.
- 23 Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.
- 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 Proper arrangement for rain water harvesting should be made at site
- 27 NMC shall not supply water for construction purpose
- 28 N.A. order No:- 715/1985 Jtd:- 24/07/1985 submitted with the application



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- 29 A) Rs. 59,430/- + 65,900/- for development charges w.r to the proposed Construction vide R.No./B.No.- 39/448 & 29/747 dtd:- 03/02/2012 & 22/10/2020
- B) Rs. 1,05,000/- is paid for development charges w.r to the proposed land development. Vide R.No./ B.No.-39/448 dtd:-03/02/2012.
- 30 Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.-4,500/- Deposited vide B.No./R.No.- 1937/19 Date:- 03/02/2012 As per Order No:-37 Dt.18/03/2003.
- 31 Drainage connection charges Rs.13,500/-+16,500/- ispaid vide R.No./B.No.96/5112 & 27/8731 Dtd:-03/02/2012 & 22/10/2020.
- 32 Welfare cess charges Rs.93,390/-+1,40,360/- is paid vide R.No./B.No.91/5112 & 27/8731 Dt:- 03/02/201 & 22/10/2020.
- 33 F.S.I.Premium charges Rs.1,81,000/- is paid vide R.No./B.No.-61/8729 Dt:-22/10/2020
- 34 Infrastructure Improvement Charges Rs.12,800/- is paid vide R.No./B.No. 27/8731 Dt:- 22/10/2020.
- 35 This permission is given on the basis of condition mentioned in Hon.Labour Comm. letter No.vide letter No.Nahapra-11/2010/Pe-N/22/Kam-2 Date 30/12/ 2010 from Ministry of labour dept. & the conditions mentioned should be strictly observed.
- 36 The building Permission is granted on the strength of Labour Code occupational safety Health & Working conditions 1971 therefore all the conditions mentions therein are applicable to this commencement and shall be followed strictly Nashik Municipal Corporation shall be not be responsible for breach of any condition mentioned therein.
- 37 NMC Tax for Vacant plot shall be paid before Completion
- 38 It is necessary to cover the construction site with green net/shed net & Garbage shoot to avoid air pollution and Geo tag photo should be produced before Occupancy Certificate.
- 39 It is necessary to provide set of dry and wet dust bins for segregation of waste.
- 40 This permission is given on the strength of DRC No:-618 Dt:-30/03/2013 and: 360.00 Sq.mt TDR area utilized from the same.
- 41 Balcony not enclosed at Third & fourth floor
- 42 This permission is given on the basis of affidavit given by applicant Dt: 22/10/2020 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.
- 43 This permission is given on the basis of affidavit given by applicant Dt:- 22/10/2020 for disposal of excavated/debris material on his own at the prescribed site.
- 44 Previously approved building permission vide C.C.No.:- LND/BP/C3/198/6018 dtd:-09/03/2012 is hereby cancelled.



121/21/1
दस्तावेज (22CC) 2022
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No. LND /BP/ Revised/C3/198/2021

Nashik, Dt: 18/01/2021

Copy to:- Nashik Road, Divisional Officer.

Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik