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| नसन-३ |
| दिनांक (१५/०१/२०२४) |
| २ NASHIK MUNICIPAL CORPORATION |



NO: LND/BP/CP/BP/153

DATE: 15/01/2024

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO: Mr. Nilesh Madhukar Jadhav.

C/o. Architect Manoj H. Gupta & Stru.Engg. Anil N. Yeola Of Nashik.

**Sub - Sanction of Building Permission & Commencement Certificate on Plot No. -----,
S.No./G.No. 179/2+179/3, C.T.S.No. 6482(P) of Satpur Shiwar, Nashik.**

- Ref -**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/Dated: 24/12/2021, Inward No. B1/RBP/607/2021.
 - 2) Previously Approved Building permission No. LND/BP/B1/127/2019, Dt. 06/12/2019.
 - 3) Previously Approved Part Occupancy certificate No. B1/27532/2021, Dt. 23/03/2021.
 - 4) Previously Approved Building permission No. LND/BP/B1/121/2021, Dt. 15/07/2021.
 - 5) Previously Approved Part Occupancy certificate No. B1/30542/2022, Dt. 10/08/2022.

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 + Commercial (EWS/LIG Group Housing Scheme) Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 56)

- 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

C.C.For. Plot No. ---, S.No./G.No. 179/2+179/3, C.T.S.No. 6482(P) of Satpur (P) Nashik.

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- 27) The Building Permission is granted on the Strength of 'LABOUR Code of 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.
- 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 on the strength of order passed by Hon. Chief Minister vide no TPS-1121/1675/pra.k.132/2022/Nav-9, Dt. 03/05/2023
- 35) Necessary and required "Fire and emergency service" shall be installed and commence as per amendment in National Building code of India -2006, as per "Maharashtra Government Gazette" on dated 11/05/2023, before applying for occupancy certificate.
- 36) This permission is given the basis of N.A.order No.123/2019, Dt. 18/10/2019 & Commercial N.A.order No.13/2020, Dt. 03/03/2020 submitted with the application.

Charges Recovery

- 37) Rs. 9,76,200/- + 59,990/- + 3,68,190/- + 550/- is paid for development charges w.r to the proposed Construction Vide R.No./B.No. 73/715, 90/9960 Date :27/11/2019, 09/07/2021 & Receipt No. 6317, 6996 Dt. - 30/09/2022 & 07/10/2022.
- 38) Rs. 10,36,350/- is paid for development charges w.r to the proposed land development Vide R.No./B.No. 87/706, Date : 27/11/2019.
- 39) Drainage Connection Charges Rs. 2,78,000/- is paid vide R.No./B.No. 06/7750, Date : 27/11/2019.
- 40) Welfare Cess charges Rs. 19,65,700/- + 2,18,835/- + 6,45,670/- is paid Vide R.No./B.No. 06/7750, 90/9960 Date : 27/11/2019, 09/07/2021 & Receipt No. 6317, Dt. - 30/09/2022.
- 41) Rs. 49,350/- vide R.No./B.No. 72/1431, Date :27/11/2019 against Tree plantation deposit.
- 42) Scrutiny Charges Rs. 2,000/- + 43,265/- is paid vide R.No./B.No. 73/000798, Date : 31/12/2021 & Receipt No. 6317, Dt. - 30/09/2022.
- 43) Charges for "Premium Rs. Nil/- paid FSI" is paid vide Receipt No., Dt. -.
- 44) Charges for "Ancillary Premium Paid FSI" Rs. 5,78,760/- is vide Receipt No. 6319, Dt. - 30/09/2022.
- 45) 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. 2,07,625/- + 82,710/- is paid vide R.No./B.No. 90/9960, Date : 09/07/2021 & Receipt No. 6318, Dt. - 30/09/2022.

Additional Conditions

- 46) Mechanical ventilation system shall be installed as per UDCPR table 9C, Note (a)
- 47) Facilities for differentially able persons shall be made
- 48) Installation of solar assisted water heating system shall be installed as per provision UDCPR Clause No. 13.2.
- 49) Structural Stability Certificate showing safe against natural disaster, earthquake etc
- 50) Provision of Grey water Recycle reuse shall be made as per Provision UDCPR, Clause No 13.4.
- 51) Parking area should be paved & kept open for parking purpose only

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S.No./G.No. 179/2+179/3, C.T.S.No. 6482(P) of Satpur Shiwar.

- 52) Separate 712 contract of D.P. road widening in the name of NMC shall be produced before occupancy certificate.
- 53) This permission is given on the strength of approval from Hon. Commissioner NMC Order No. 857/2021, Dt. 20/12/2021. provision for electric vehicle charging Station/point to be provided parking area
- 54) Development of Housing For EWS/LIG- Residential Zone – UDCPR – 2020 Clause 7 7.1 are as follows.
- For the FSI availed over and above the basic FSI, the premium shall be charged at the rate of 15% of land rate in ASR, without considering guidelines therein
 - Out of the total tenements, at least 40% tenements shall be of carpet area not more than 30 Sq.m.
 - Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner
 - For These proposals, marginal distances (except front margin) parking and other requirement shall be as per Slum redevelopment Regulations, wherever such regulations exist.
 - The owner shall have option to avail TDR over and above basic FSI instead of availing FSI with the payment of premium as mentioned in (i) above
- 55) Affidavit regarding above submitted by applicant vide Date 08/01/2024
- 56) Previously approved building permission vide C.C.No. LND/BP/B1/121/2021, Dt. 15/07/2021 is hereby as cancelled.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / B1 / BP / 159
Nashik, Dt 19 / 01 / 2024
Copy to Divisional Officer
(C.C.Type)