



# NASHIK MUNICIPAL CORPORATION

NO LND/BP/ B1/BP/45/2021  
DATE : 29/04/2021

## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO: Shri. Gokul Shivaji Patil & Others.

C/o. Er. V. N. Jaybhawe & Stru.Engg. D. B. Gavhane Of Nashik.

Sub: Sanction of Building Permission & Commencement Certificate on S.No./G.No. 136/2/1 of Gangapur Shiwar, Nashik.

- Ref :-
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:- 26/02/2021 Inward No.B1/BP/273.
  - 2) Final Layout/ Tentative layout No. -- Dt: --

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 41)

- 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) Balconies, ottas & verandas should not be enclosed and merged into adjoining room or veranda 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) FIVE trees should be planted around the building in the open space of the plot. Commencement 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) All drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities.
- 10) Effluent from septic tank, kitchen, bath etc. should be connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the septic tank 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 the septic tank should be connected to a soak pit. The size of soak pit should be properly designed on the basis of number of occupants. A provision for crop disposal should be made at the centre of the soak pit. Layers of soil should be laid over the soak pit as per the provisions laid.
- 11) Provisions for disposal of surface water should be made in the form of drains or soak pits on the gradient of the land facing the street. The responsibility of the disposal of surface water will be on the applicant/developer.

- 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, 1968 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) whereever 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/pra.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) Whereever 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)

C. C. For S.No./G.No. 136/2/1 of Gangapur Shiwar, Nashik.

- 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 the basis of N. A. order No.- 90/2020 Dt:- 22/01/2021. submitted with the application.

#### Charges Recovery

- 35) Rs.73,300/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No. 04/759 Date:26/03/2021.
- 36) Rs.4,62,200/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. 26/758 Date : 26/03/2021
- 37) Drainage Connection Charges Rs.2500/- is paid vide Vide R.No./B.No.22/9173 Date:26/03/2021.
- 38) Welfare Cess charges Rs.1,34,400/- is paid Vide Vide R.No./B.No.22/9173 Date:26/03/2021.
- 39) Rs.15100/-vide R.No./B.No. 52/3085 Date:26/03/2021 against Treeplantation deposit.
- 40) 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. 12800 /- is paid vide R.No./B.No. 22/9173 Date:26/03/2021

#### Additional Conditions

- 1) AMC Tax for Vacant plot shall be paid before Completion.

Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

88/B/18P/45/2021

26/03/2021

Officer



नाशिक महानगरपालिका, नाशिक AR CNO-1845

इमारत वापराचा दाखला

No.

(पूर्ण/अंशकः)

जावक क्र./ननिवि/छी 913939

दिनांक: 04/01/2028

श्री./श्रीमती श्रीमती शिवाजी पाटील व इतर  
प्रकल्पाचा ठिकाण व पत्ता : शिवबागिची अंशक पातर तेजावा जवळ  
शिवाजी नगर सातपूर.

संदर्भ : आपला दिनांक 29/03/2023 चा अर्ज क्रमांक छी 91ओसी/394

महाशय,

दाखला देण्यात येतो की शिवबागिची शिवारातील / सि.स.नं., स. नं. 93E1219  
प्लॉट नं. — अं.भू.क्र. — मधील इमारतीच्या तळत पहिला मजला + दुसरा  
मजल्याचे इकडील बांधकाम परवानगी क्र.छी 9/बीपी/84 दिनांक 29/05/2023 अन्वये महेश  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. जगदीश जाधव रजिस्ट्रेशन क्र. AP L 100902  
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी कारणासाठी खालील  
अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र 486.00 चौ.मी. या पैकी निवासी 486.00 निवासेतर — चौ.मी.
- एकूण चटई क्षेत्र 820.29 चौ.मी. या पैकी निवासी 820.29 निवासेतर — चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी कारणाकरिताच करता येईल.
- 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
- द्विकत प्लॉट / घरपट्टी इंडेक्स नं. 90E0020E
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक : \_\_\_\_\_
- पर्यावरण विभागाचा नाहरकत दाखला क्रमांक : \_\_\_\_\_
- घरपट्टी आकारणी कारणेकामी संबंधित विभागात संपर्क साधावा.
- नपायणी 2.25-2100, लिथ देर- 9100 पा.क्र - 9494  
दि - 11/12/2027. लिथ देर- 9300, रिमिपम - 3900  
पा.क्र - 9422 दि 11/12/2027.

कार्यकारी अभियंता  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक