



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/82/419/2021

DATE :-3/12/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Mr. Vijay Nathmal Bedmutha & Mr. Jitendra Suhas Kher Throug GPA
Holder Yogeshwar Realty Partnership Firm Through Partner
Mr. Madhubhai Babubhai Kothiya & Mr. Kaushik Madhubhai Kothiya .
C/o. Ar. Sumit Kumath & Stru.Engg. Shailesh P. Dhumne Of Nashik.**

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:---
S.No./G.No. 328/1/3 of Pathrdi Shiwar Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated:- 13/01/2021 Inward No. B2/BP/178.
2) Previously Approved Building permission No. LND/BP/CD/188,
Dt. 18/08/2021.

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** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 64)

- 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 disturbyancy 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) whearever 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-9Dated-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 Panning 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) Whearever 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,2013 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.

C.C.For. Plot No:---- S.No./G.No. 328/1/3 of Pathrdi Shiwar Nashik.

- 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 the basis of **N.A.order No. 308/2009 Dt:- 19/04/2010** submitted with the application

Charges Recovery

- 35) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for Development charges, Amount of Total Development Charges is **Rs. 48,32,368/- + 4,57,823/-** 1st installment of **Rs. 12,08,250/- + 1,14,500/-** Paid vide/R.no. **21/000769 & 53/000788** Date : **04/08/2021 & 20/12/2021** which is 25% of total Development charges IIrd installment **Rs. 16,91,329/- + 1,60,239/-** which is 35% of total Development charges & applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of **Rs. 19,32,947/- + 1,83,130/-** which is 40% of total Development charges & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IIrd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.
- 36) **Rs. 12,08,250/- + 1,14,500/-** is paid for development charges w.r.to the proposed **Construction Vide R.No./B.No. 21/000769 & 53/000788 Dt. 04/08/2021 & 20/12/2021.**
- 37) **Rs. 4,77,112/- + 3,100/-** is paid for development charges w.r.to the proposed **land development Vide R.No./B.No. 02/000770 Date : 04/08/2021.**
- 38) Drainage Connection Charges **Rs. 1,98,500/- + 13000/-** is paid vide **R.No./B.No. 000053/000033 & 000033/480 Date : 04/08/2021 & 20/12/2021.**
- 39) Welfare Cess charges **Rs. 8,91,800/- + 88,000/-** is paid Vide **R.No./B.No. – 000053/000033 & 000033/480 Date : 04/08/2021 & 20/12/2021.**
- 40) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for Welfare Cess charges, Amount of Total Welfare Cess Charges is **Rs. 35,66,902/- + 3,51,907/-** 1st installment of **Rs. 8,91,800/- + 88,000/-** Paid vide/R.no. **000053/000033 & 000033/480** Date : **04/08/2021 & 20/12/2021** which is 25% of total Welfare Cess charges IIrd installment **Rs. 8,91,726/- + 87,977/-** which is 25% of total Welfare Cess charges & applicable interest rate of 8.5% per annum should be paid within two years, IIIrd installment of **Rs. 8,91,726/- + 87,977/-** which is 25% of total & IVth installment of **Rs. 8,91,726/- + 87,977/-** which is 25% of total Welfare Cess charges & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IIrd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.
- 41) **Rs. 22,695/- + 205/-** vide **R.No./B.No. 00095/003117 Date : 04/08/2021** against Tree plantation deposit.

C.C.For. Plot No:---- S.No./G.No. 328/1/3 of Pathrdi Shiwar Nashik.

- 42) **As per Govt. directives 50%** Charges for "Premium Rs. 10,24,100/- paid FSI" is paid vide R.No./B.No. 000097/478 Dt. 20/12/2021.
- 43) **As per Govt. directives 50%** Charges for "Ancillary Premium Paid FSI" Rs. 4,27,050/- is vide R.No./B.No. 000097/478 Dt. 20/12/2021.
- 44) **As per Govt. directives 50%** Charges for "Ancillary Premium Paid FSI" & "Premium paid FSI" Rs. 50,00,000/- is vide R.No./B.No. 000071/000032 Date : 04/08/2021 **Remaining amount shall be paid within perod or prior to completion with 8.5% Interst per year UDCPR Clause No. 2.2.14.**
- A) First Instalment of **1st Year** Interst Deposited vide chque No. "276865" Dt. 04/08/2022 Axis bank Ltd. Of Ambad Branch amount of **Rs. 3,30,410/- (8.5% Interst)**
- B) Second Instalment of **2nd Year** Interst Deposited vide chque No. "276863" Dt. 04/08/2023 Axis bank Ltd. Of Ambad Branch amount of **Rs. 3,30,410/- (8.5% Interst)**
- C) Third Instalment of **3rd Year** Interst Deposited vide chque No. "276864" Dt. 04/08/2024 Axis bank Ltd. Of Ambad Branch amount of **Rs. 3,30,410/- (8.5% Interst)**
- D) Fourth Instalment of **4th Year** Interst Deposited vide chque No. "276866" Dt. 04/08/2025 Axis bank Ltd. Of Ambad Branch amount of **Rs. 3,30,410/- (8.5% Interst)**
- D) Fifth Instalment of **5th Year** balance amount & Interst Deposited vide chque No. "276867" Dt. 04/08/2026 Axis bank Ltd. Of Ambad Branch amount of **Rs. 38,87,140/- + 3,30,410/- (8.5% Interst)**
- 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 striclly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit **Rs. 3,39,000/- + 45100/-** is paid vide R.No./B.No. 000053/000033 & 000033/480 Date : 04/08/2021 & 20/12/2021.

Additional Conditions

- 46) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/IJ/Mixed-43/2021Dt:24/12/2021 & conditions their in strictly followed.
- 47) 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.
- 48) Commercial N.A. order & N.A. Tax receipt shall be produced before occupancy certificate.
- 49) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate.
- 50) D.P. Road windining area handover to NMC and in the name of NMC 7/12 extract to be produced before Occupancy Certificate.
- 51) Parking area should be paved & kept open for parking purpose only.
- 52) Provision for mechanical light & ventilation should be made wherever required.
- 53) Facilites for differentially able persons shall be made.
- 54) Provision of Grey water Recycle reuse shall be made as per Provision UDCPR.
- 55) NOC to be Obtained from Mhada before commencement of work.
- 56) Installation of solar assisted water heating system shall be installed as per provision UDCPR.
- 57) This permission is given as per the Government directives u/s – 154 of MRTP act vide GR. No. TPS – 1820/anau.27/P No. 8020/ud13 Date. 14/01/2021
- a) Affidavit regarding above submitted by applicant vide Date 22/07/2021
- b) The stamp duty concession shall be continued till entire sell of tenements.
- c) The Applicant/Developer shall publish the list of beneficiary consumers online on the requisite website.

C.C.For. Plot No:---- S.No./G.No. 328/1/3 of Pathrdi Shiwar Nashik.

- d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate.
- e) Copy of this Commencement Certificate is submitted to stamp Registration office.
- 58) This permission is given on the strength of approval from Hon. Commissioner NMC Dt. 12/04/2021.
- 59) BandhPatra/Affidavit regarding construction development charges submitted by applicant vide Date 04/08/2021.
- 60) Provision of dedicated solid waste management system for wet waste shall be made on site as per provision of UDCPR.
- 61) NMC Tax for Vacant plot shall be paid before Completion.
- 62) Previously approved building permission vide C.C.No: LND/BP/CD/188, Dt. 18/08/2021 is hereby as cancelled.
- 63) 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.
- 64) Stack parking shall be made on site as per section & completion Certificate and Gio tagging photo shall be produced before occupancy certificate.

No. LND / BP / 182419/2021
Nashik, Dt. 3/12/2021
Copy to : Divisional Officer
(C.C.Type)



[Signature]
Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

[Signature]