NASHIK MUNICIPAL CORPORATION

NO:LND/BP/B2/278/2023

DATE :- 04/01/2023

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Jaap Builders & Developers Partnership Firm Through Partner Mr. Atul Anil Nerpagar & Other One.**

C/o. Ar. Manish P. Jadhav & Stru.Engg. Vijay Amesur Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. 71 of S. No./G. No. 328/2/1 of Pathardi Shiwar, Nashik.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In **Dated:-30/12/2021** Inward **No.B2/BP/934/2021.**
2) Final Layout **No. LND/WS/99/02 Dt:26/12/2002.**
3) Previous Approved building permission **No.LND/BP/B5/308/3035/13 Dt:17/10/2013.**
4) Previous Occupancy Certificate **No.16332/4173 Dt:21/12/2013.**

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

CONDITIONS (1 to 57)

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 Maharastra 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 & varandas 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 distrubancy 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/pra.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 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) 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,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 ôccurs/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. 230/98 Dt:31/10/1998** submitted with the application.

Charges Recovery

35) **Rs.16,77,400+51,100/-** is paid for development charges w.r.to the proposed **Construction** Vide **Receipt No. 7409 & 8078 Date :25/10/2022 & 28/12/2022.**
36) **Rs.Nil/-** is paid for development charges w.r.to the proposed **land** development.Vide **Receipt No. ----- Date :-----**
37) Drainage Connection Charges **Rs.57,000+3000/-** is paid vide **Receipt No. 7409 & 8078 Date :25/10/2022 & 28/12/2022.**
38) Welfare Cess charges **Rs.11,99,000+22,700/-** is paid Vide **Receipt No. 7409 & 8078 Date:25/10/2022 & 28/12/2022.**
39) **Rs.6,300/-.vide Receipt No. 7411 Date :25/10/2022** against Treeplantation deposit.
40) Scrutiny Charges **Rs.25,000+300/-.vide Receipt No. 6867 & 8078 Date :06/10/2022 & 28/12/2022.**
41) Charges for "Premium FSI" is paid **Rs.35,37,400/-** vide **Receipt No. 7410 Date :25/10/2022.**
42) Charges for **"Ancillary Permium** is Paid FSI" **Rs.30,34,600+64,500/-** vide **Receipt No. 7410 & 8080 Date:25/10/2022 & 28/12/2022.**
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 striclly.This permission is given on the strength of affidavit submitted with the Proposed and **C & D** waste deposit **Rs.1,53,600+4,100+300/-** is paid vide **Receipt No. 7409, 8078 & 8079 Date:25/10/2022, 28/12/2022 & 28/12/2022.**

Additional Conditions

44) This permission is given on the strength of **DRC No:816 Dt:22/02/2019 and 255.00 Sq.mt. TDR** area utilized from the same.
Total TDR Loaded **255.00 Sq.mt.** which is utilised from **DRC No:816 Dt:22/02/2019** vide formula **255X15400/7140 = 550.00 Sq.mt. TDR** area utilized from the same.
45) This permission is given on the strength of **DRC No:1025 Dt:04/02/2022 and 152.55 Sq.mt. TDR** area utilized from the same.
Total TDR Loaded **152.55 Sq.mt.** which is utilised from **DRC No:1025 Dt:04/02/2022** vide formula **152.55X15400/9000 = 261.03 Sq.mt. TDR** area utilized from the same.
46) This permission is given on the strength of **DRC No:1066 Dt:12/09/2022 and 677.45 Sq.mt. TDR** area utilized from the same.
Total TDR Loaded **677.45 Sq.mt.** which is utilised from **DRC No:1066 Dt:12/09/2022** vide formula **677.45X16200/14100 = 778.35 Sq.mt. TDR** area utilized from the same.
47) This permission is given on the strength of **DRC No:1053 Dt:20/06/2022 and 54.00 Sq.mt. TDR** area utilized from the same.
Total TDR Loaded **54.00 Sq.mt.** which is utilised from **DRC No:1053 Dt:20/06/2022** vide formula **54X16200/9300 = 94.06 Sq.mt. TDR** area utilized from the same.
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) Fire NOC For fire Lift shall be produced at time of occupancy.
51) Existing structure to be demolished properly before commencing of work and demolished with proper care. N. M. C. shall not be responsible for any accident or mishap.
52) Provision of mechanical light & ventilation should be made wherever required.
53) Road widening area, Open Space & Colony Road handover to NMC, **7/12** extract to be Produced before Occaupncy Certificate.
54) U. L. C. Charges to be paid & Receipt to be produced before Occaupncy Certificate.
55) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Mixed-48/2022 Dt:16/11/2022** & conditions their in strictly followed.

C. C. For Plot No. 71 of S. No./G. No. 328/2/1 of Pathardi Shiwar, Nashik.

56) Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 6.2.6.1 of DCPR.

57) As per the Hon. Commissioners, Order **No. 857/2021 Dt:20/12/2021** provision for electric vehicle charging Station/ point to be provided in parking area.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation,Nashik.

No. LND / BP /82/278/2023
Nashik, Dt.04/01/2023
Copy to : Divisional Officer