



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/C1/92/2023

DATE :- 09 10 5 2023

### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

**To, Gajra Associates Partnership Firm & Avenue Realty Partnership Firm.**  
**C/o. Ar. Sumit Kumath & Stru.Engg. Shailesh Dhumne Of Nashik.**

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No. 1+2 of S. No./G. No. 320/1/1/1A/1B/2B of Nashik Shiwar, Nashik.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:- 17/03/2023 Inward No.C1/RBP/482.  
2) Final Layout No. LND/WS/Panch/15, Dt:23/04/2008.  
3) Previous Approved building permission No. LND/BP/C1/157/2022, Dt:07/07/2022.

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** 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 boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy 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) wherever 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) Wherever 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.2.2.8 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)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

**C.C. For Plot No. 1+2 of S. No./G. No. 320/1/1/1A/1B/2B of Nashik Shiwar, Nashik.**

- 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 Residential No. SR/22/2005 Dt:24/06/2005 submitted with the application.

**Charges Recovery**

- 35) A) **Rs.2,200/- + 5,10,969/-** is paid for development charges w.r.to the proposed Construction Vide **R.No./B.No. 13/420 & 000045/502 Date : 28/04/2011 & 31/12/2021.**  
B) 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.19,19,426/-** 1st installment of  
(1) 1st installment **Rs.5,10,969/-** paid Vide **R.No./B.No. 000045/502 Date :31/12/2021** which is **25% of total** Development Charges.  
(2) 2nd installment **Rs.5,90,907/-** which is 35% of total & development charges applicable interest rate of 8.5% per annum should be paid within two years  
(3) 3rd installment of **Rs.8,17,550/-** which is 40% of total development charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & 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.27,51,771/-** is paid for development charges w.r.to the proposed Construction vide **Receipt No. 14591 Dt:31/03/2023.**
- 37) **Rs.Nil/-** is paid for development charges w.r.to the proposed land development.Vide **R.No./B.No. --- Date :---**
- 38) Drainage Connection Charges **Rs.2,000+29,000+79,000/-** is paid vide **R.No./B.No. 15/4018 , 000045/502 & Receipt No. 14591 Date:28/04/2011, 31/03/2023 & 31/03/2023.**
- 39) 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.10,32,103/-** 1st installment of  
(1) 1st installment **Rs. 2,58,026/-** paid Vide **R.No./B.No. 000045/502 Date :31/12/2021** which is **25% of total Welfare Cess** Charges.  
(2) 2nd installment **Rs. 2,58,026/-** which is 25% of total & **Welfare Cess** charges should be paid within three years.  
(3) 3rd installment **Rs. 2,58,026/-** which is 25% of total & **Welfare Cess** charges should be paid within three years.  
(4) 4th installment of **Rs. 2,58,026/-** which is 25% of total **Welfare Cess** charges should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & 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.
- 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.13,96,855/-** 1st installment of  
(1) 1st installment **Rs.3,53,918/-** paid Vide **Receipt No. 14592 Date:31/03/2023** which is **25% of total Welfare Cess** Charges.  
(2) 2nd installment **Rs.3,44,510/-** which is 25% of total & **Welfare Cess** charges should be paid within two years.  
(3) 3rd installment **Rs.3,49,214/-** which is 25% of total & **Welfare Cess** charges should be paid within three years.  
(4) 4th installment of **Rs.3,49,214/-** which is 25% of total **Welfare Cess** charges should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & 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.4,660+5,300+5119/-**.vide **R.No./B.No. 12/1729, 000045/502 & Receipt No.14593 Date:28/04/2021, 31/12/2021 & 31/03/2023** against Treeplantation deposit.

C.C. For Plot No. 1+2 of S. No./G. No. 320/1/1/1A/1B/2B of Nashik Shiwar, Nashik.

- 42) Scrutiny Charges Rs.21,393+10,000+38,185/- paid Vide R.No./B.No. 000045/502 & Receipt No. 13275 & 14591 Dt:31/12/2021 & 24/03/2023 & 31/03/2023.
- 43) Amalgamation Charges Rs.2000/- Vide Receipt No. 14591 Dt:31/03/2023.
- 44) Charges for "Premium FSI is paid Rs.20,00,455/- vide R.No./B.No. 17/503 Date:31/12/2021.
- 45) Charges for "Ancillary Permium is Paid FSI" Rs.17,52345+3,90,600/- vide R.No./B.No.000006/505 & R.No.3042 Date:31/12/2021 & 29/6/2022.
- 46) Total Amount of Ancillary & Premium FSI Charges is Rs.1,21,46,162/- amount Rs.50,00000/- Paid vide Receipt No. 14594 Date :31/03/2023 as first installment as per UDCPR Clause No. 2.2.14 option B) Option -2 Remaning Amount Rs.71,46,162/- to be paid with interest @ 8.5% annum before occupancy as per UDCPR Clause No. 2.2.14 option B) Option -2.
- 47) 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 stricly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.1,32,212+1,81,347/- is paid vide R.No./B.No.000045/502 & Receipt No.14591 Date:31/12/2021 & 31/03/2023.

**Additional Conditions**

- 48) NMC Tax for Vacant plot shall be paid before Completion.
- 49) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Mixed-07/2023, Dt:24/04/2023** & conditions their in strictly followed.
- 50) 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.
- 51) 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.
- 52) This permission is given on the basis of Hon. Commissioners approval Dt:**03/03/2023**.
- 53) Previously approved building permission vide C.C. No. **LND/BP/C1/157/2022, Dt:07/07/2022**, is hereby as cancelled.
- 54) Provision for solid waste management system as per UDCPR Clause No. 13.5 before Occupancy Certificate.
- 55) Colony Road widening area handover to NMC and in the name of N.M.C. **7/12** extract to be Produced before Occaupncy Certificate.
- 56) Commercial N. A. Order & N. A. Tax receipt shall be Produced before Occupancy Certificate.
- 57) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate.
- 58) This permission is given on the strength of **DRC No: 1031 Dt:15/02/2022 and 600.00 Sq.mt. TDR** area utilized from the same.  
Total TDR Loaded **600.00 Sq.mt.** which is utilised from **DRC No: 1031 Dt:15/02/2022** vide formula  $600 \times 21670 / 12700 = 1023.78$  Sq.mt. TDR area utilized from the same.  
**And**  
This permission is given on the strength of **DRC No: 1087 Dt:13/03/2023 and 1635.00 Sq.mt. TDR** area utilized from the same.  
Total TDR Loaded **1635.00 Sq.mt.** which is utilised from **DRC No: 1087 Dt:13/03/2023** vide formula  $1635 \times 21700 / 40000 = 886.98$  Sq.mt. TDR area utilized from the same.
- 59) Structural Stability Certificate showing safe against natural disaster, earthquake etc.

No. LND / BP / C1 / 192 / 2023  
Nashik, Dt. 09 / 05 / 2023  
Copy to : Divisional Officer

  
**Executive Engineer**  
Town Planning Department  
Nashik Municipal Corporation, Nashik.