



गाव नमुना बारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]

गाव :- अंबडखुर्द (९४४९४९)

तालुका :- नाशिक

जिल्हा :- नाशिक

भुसापन क्रमांक व उपविभाग

२२६/ब/५/लॉट/१३

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल मिळित	राजत सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





## NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ B2/209/9927

DATE :- 24/10/2016

### SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, Smt. Suman Gajananan Borse & Others Through GPA. S. G. Wagh  
C/o. Ar. Sanjeev Borse & Stru. Engg. R. K. Singh of Nashik

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- 13 of S.No. 226/B/1 of Ambad Shiwar.

Ref :- Your Application & Plan dated: 23/9/2015 Inward No. B2/BP/2529/180

Sanction of building permit & 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 permits under section 253 of The Maharashtra Municipal Corporation Act, 1949 (Bombay 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 39)

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 completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
3. The commencement certificate Building permit 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 date of 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 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. 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 balcony, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. 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.

11. 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 self cleaning velocity.  
In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.  
The size of soak pit should be properly worked out on-the basis 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.
12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. 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.
14. 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.
15. 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 Bombay Provincial Municipal Corporation Act, 1949.
16. Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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."
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
19. 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.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.
21. 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.
22. 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.
23. Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.
24. Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. Proper arrangement for rain water harvesting should be made at site.

C.C. for Plot. 13 of S.No. 226/B/1 of Ambad Shiwar.

27. NMC shall not supply water for construction purpose.
28. N.A. order No. dt: submitted with the application.
29. A) Rs.81570/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No. 48/609 Dt:11/9/2016  
B) Rs.31500/- is paid for development charges w.r.to the proposed land development vide R.No./B.No.53/605 Dt:11/9/2015
30. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.1500+500/- Deposited vide R.No./B.No. 32/2702 Dt:1/7/2016
31. Drainage connection charges Rs.5000+3000/- is paid vide R.No./B.No.99/1139 & 93/2398 Dt:11/9/2015 & 1/7/2016
32. Welfare cess charges Rs.60000/- is paid vide R.No./B.No. 93/2398 Dt:1/7/2016
33. Premium for Staircase charges Rs.7000/- is paid vide R.No./B.No.12/253 Dt:18/12/2016
34. This permission is given on the basis of affidavit submitted by applicant Dt:1/7/2016 as per the guide lines of L.B.T. Departments Letter No. LBT/W.S./Desk 1/624/ 2015 Dated:6/8/2015
35. This permission is given on the basis of affidavit given by applicant Dt:14/11/2013 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.
36. This permission is given on the basis of affidavit given by applicant Dt:6/11/2013 for disposal of excavated/debris material on his own at the prescribed site.
37. This permission is given on the basis of affidavit given by applicant Dt:1/7/2016 regarding National green Tribunal (NGT) Compliance.
38. 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.
39. NMC Tax for Vacant plot shall be paid before Completion.

Deputy Engineer  
(Town Planning)

Nashik Municipal Corporation, Nashik

No. LND / BP / B2 / 209 / 2927  
Nashik, Dt:24/08/2016

Copy to : Divisional Officer  
----- Division.

No. LND/WS.- Tent Layout 98  
Office of the Municipal Corporation,  
Nashik, dated 30/11/1983

To

Shri/Smt. Keru Raghunath Ghule & Other  
Ambad Khurd, Nashik.

Sub : Approval of Layout Plan of  
S.No. Gat.No. 226 (pt) of Ambad Khurd, Nashik.  
for Residential purpose.  
Ref : Your letter dated 4/10/1983.

The layout plan submitted by you in S.No. Gat. No. 226 (pt) Ambad Khurd, Village Nashik is hereby approved "Tentatively" subject to the following conditions. For Residential purpose.

- 1) The layout should be got demarcated on site with boundary stones.
- 2) The roads in layout should be co-ordinated with existing road in adjoining layout.
- 3) The Colony Roads should be constructed of W.B.M. standard as per P.W.D. specifications with road side gutters.
- 4) The water pipe lines of adequate diameter should be laid out on Colony Road as per instructions of water works Engineer of the Corporation.
- 5) Number of Electric poles should be provided and fixed as per directions of the Municipal Electrical Engineer.
- 6) Trees should be planted on both sides of roads of approved layout.
- 7) The Colony Roads so constructed shall be handed over to the Municipal Corporation alongwith water mains, and Electric poles fixed on the road side. Similarly, the open spaces should also be handed over to the Municipal Corporation.
- 8) The layout so demarcated on site shall be submitted to this Office with the certificate of Municipal Licenced Architect to this effect for final approval.
- 9) No plots in the layout shall be disposed of unless final approval is obtained from the Municipal Corporation.
- 10) No Building permission will be granted in any plot unless all the above conditions are fulfilled.

Copies of "Tentatively" approved layout plan is enclosed herewith.

For Deputy Commissioner,  
Municipal Corporation, Nashik.



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51600017773

Project: GAJANAN PLAZA , Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 13 SR NO 226/B/at Nashik (M Corp.), Nashik, Nashik, 422010;

1. Mr./Ms. Shivaji Ganpat Wagh son/daughter of Mr./Ms. GANPAT YESU WAGH Tehsil: Nashik, District: Nashik, Pin: 422001, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 17/09/2021 and ending with 30/12/2024, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 20:35:24

Dated: 09/09/2021

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority