



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ B2/100/2022

DATE :- 04/07/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, M/s. Pragati Builders Through Prop. Mr. Dattatray V. Aagre.
C/o. Er. D. B. Gavhane & Stru.Engg. D. B. Gavhane Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 48 of
S.No./G.No. 55/4/A of Chunchale Shiwar, Nashik.

- Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan In Dated:-25/05/2022 Inward No.B2/BP/37/2022.
2) Tentative Layout No. TP/938/82/83 Dt:31/03/1983.

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 44)

- 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 Municipal Corporation's staff from time to time and necessary 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/pa.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.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)
- 31) All safety measures & precaution shall be taken on site during construction with signage/display board on site.

C. C. For Plot No. 48 of S.No./G.No. 55/4/A of Chunchale Shiwar, Nashik.

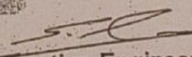
- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in 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 No. SR-60/84 Dt:12/09/1984 submitted with the application.

Charges Recovery

- 35) Rs.49,600/- is paid for development charges w.r.to the proposed Construction Vide R.No.2713 Date :24/06/2022.
- 36) Rs.32,100/- is paid for development charges w.r.to the proposed land development.Vide R.No.2715 Date :24/06/2022.
- 37) Drainage Connection Charges Rs.19,000/- is paid vide R.No.2713 Date :24/06/2022.
- 38) Welfare Cess charges Rs.1,72,300/- is paid Vide R.No.2713 Date :24/06/2022.
- 39) Rs.2,000/-vide R.No.2716 Date :24/06/2022 against Treeplantation deposit.
- 40) Charges for "Premium FSI" is paid Rs.1,30,900/- vide R.No.2714 Date :24/06/2022.
- 41) Charges for "Ancillary Permium is Paid FSI" Rs.90,800/- vide R.No.2714 Date:24/06/2022.
- 42) 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.22,100/- is paid vide R.No.2713 Date :24/06/2022.

Additional Conditions

- 43) NMC Tax for Vacant plot shall be paid before Completion.
- 44) Commercial N. A. Order & N. A. Tax receipt shall be Produced before Occupancy Certificate.


Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / 102/100/2022
Nashik, Dt: 04/07/2022
Copy to : Divisional Officer

नसम-५
 क्र. १९०८ / २०२३
 ११ - १८



नाशिक महाविद्यालय, नाशिक
 प्रगत विभागाचा दाखला
 (पूर्व/भागः)

ARC NO - 1122-81
 क्र. १८६१/३९५५/२०२३
 दि. १०/०३/२०२३

No. 31174

प्रगत विभागाचा उद्देशः प्रगत विभागाचा उद्देशः प्रगत विभागाचा उद्देशः
 कारणीयते जाणवत, सुचालित, नरसिंह
 संदर्भ : आपला दिनांक १३ ०२ / २०२३ चा अर्थ प्रमाणित करीत आहोती / २३ ०२ / २०२३

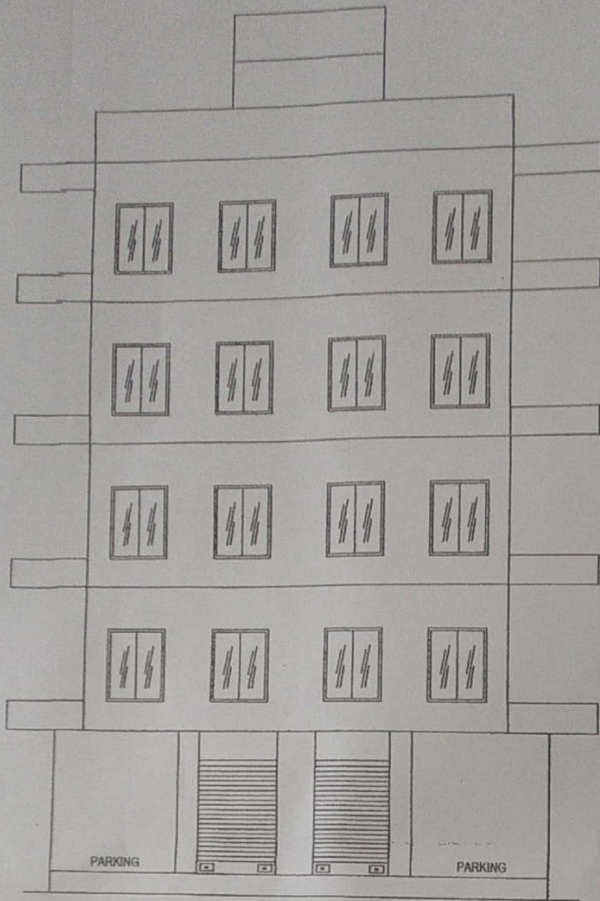
बग्याच,

दाखला देण्यात येतो की सुचालित विभागातील / ति.नं., स. नं. ५५५/८५
 प्लॉट नं. ४८ अं. पू. क. - मधील इमारतीच्या एक लेआउट प्रमाणित करून
 मजल्याचे इकाईत बांधकाम परवानगी क्र. ७५/८२/१०० दिनांक ०४ १०/२०२२ अन्वये
 दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. डी. व्ही. शाळगेकर यांच्या मार्फत
 यांचे निरीक्षणाला पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/विद्यार्थी/विद्यार्थिनी
 अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

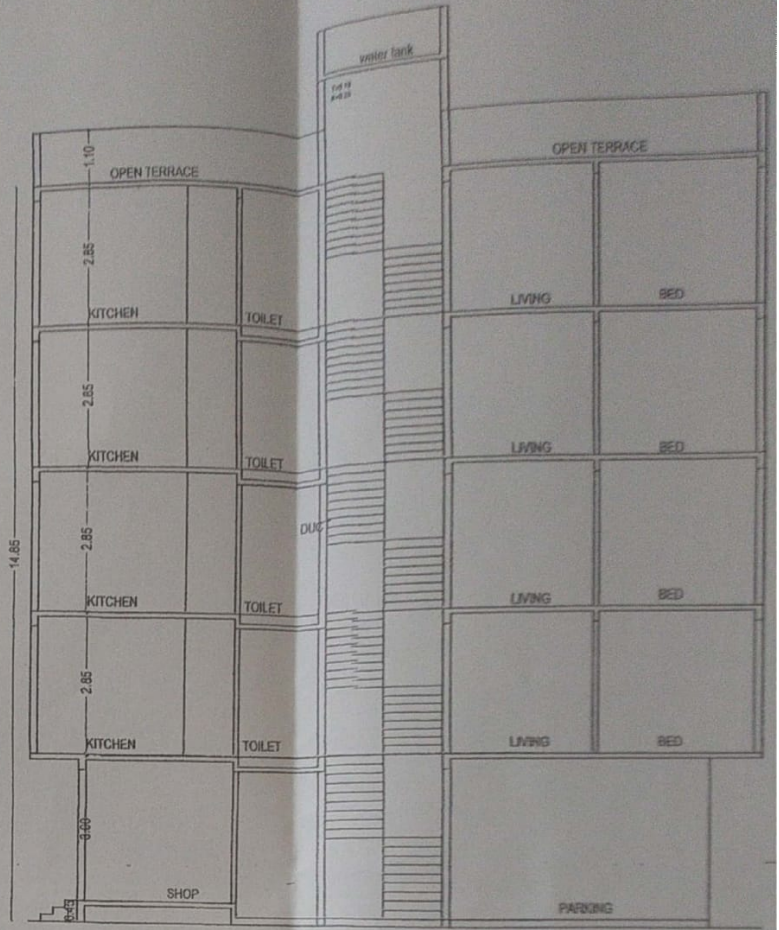
- १) एकूण बांधकाम क्षेत्र ७९९.९८ - चौ.मी. या देवी निवासी ६९५.१६ निवासेतर १०४.८२ - चौ.मी.
- २) एकूण घट्ट क्षेत्र ४०५.३० चौ.मी. या देवी निवासी ४९९.२० निवासेतर १०६.१० - चौ.मी.
- १) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/विद्यार्थी/विद्यार्थिनी यांच्यासाठीच करून घ्यायचे.
- २) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी किंवा वाचनपत्रे व बांधकामाचे कोणतेही बदल झाला असेल असे, वाचन वाचत व बांधकामात बदल केल्याचे आढळून आल्यात निघनांतीत तरतुदीनुसार दफ्तार करून घ्यायचे असेल.
- ३) प्लॉट / परपट्टी इंडेक्स नं. १०७९३५५३
- ४) अधिशमन विभागाचा अंतिम दाखला क्रमांक : _____
- ५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक : _____
- ६) परपट्टी आकारणी कारणेकामी संबंधित विभागात संबंध साधायला. _____

तपासणी क्र. ३६००/पा.क्र/उ.क्र. १०८९५ दि. २२/०२/२०२३ व ३६००/पा.क्र/उ.क्र. ११४५९ दि. ३०/०२/२०२३ नव्याने मरणा वृत्त असेल -

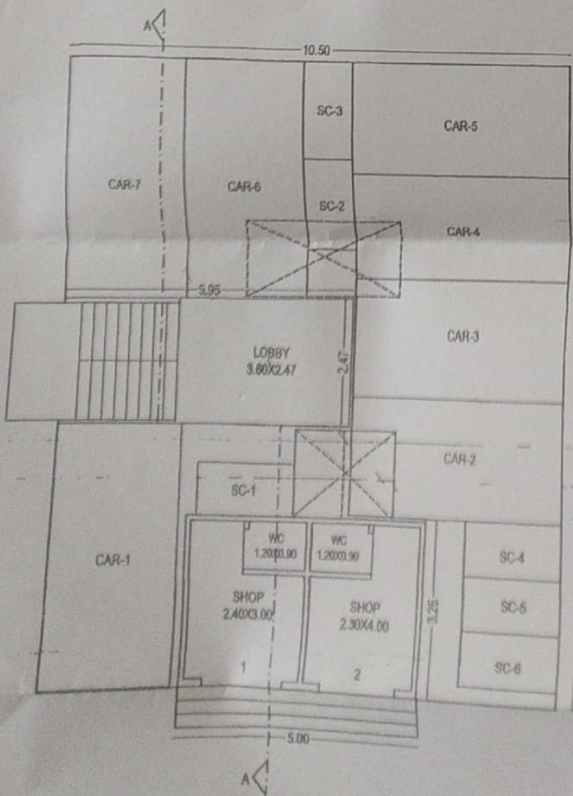
कार्याकारी उ.शिवांता
 महानिदेशक विभाग
 नाशिक महाविद्यालय, नाशिक



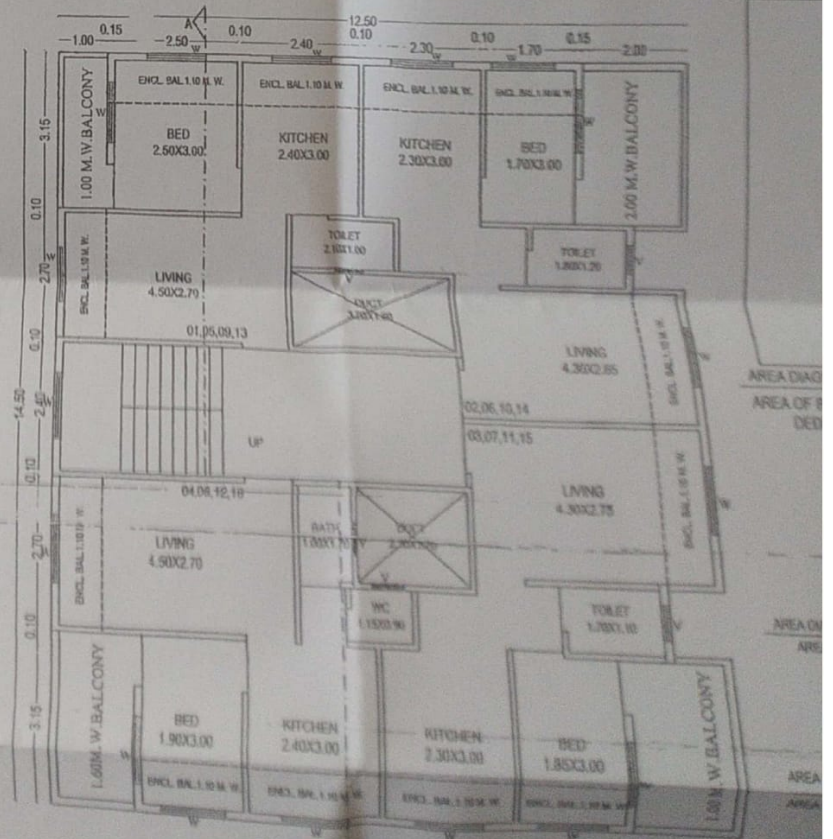
ELEVATION
SCALE - 1:100



SECTION A-A
SCALE - 1:100

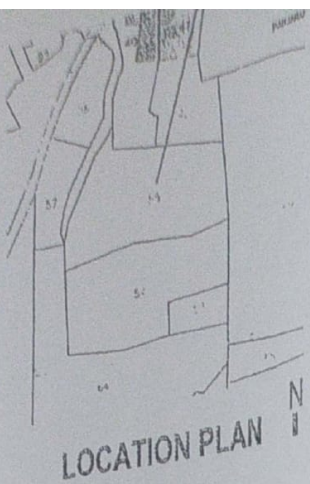


GROUND FLOOR PLAN
SCALE 1:100



TYPICAL 1st TO 4th FLOOR PLAN
SCALE 1:100

Apartment No.	Area of double height terrace attached to Apartment (sqm.)
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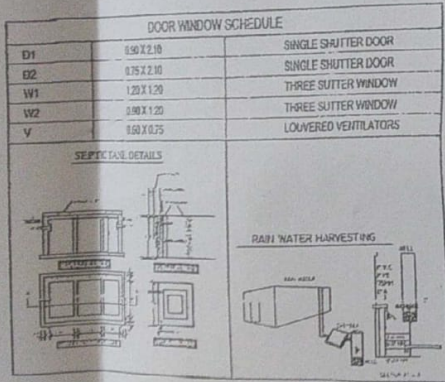
STAMPS OF APPROVAL OF PLANS:

APPROVED

As per the accompanying
occupancy Certificate
No. Nashik/ B2/OC/31174/2023
Date: 08/03/2023

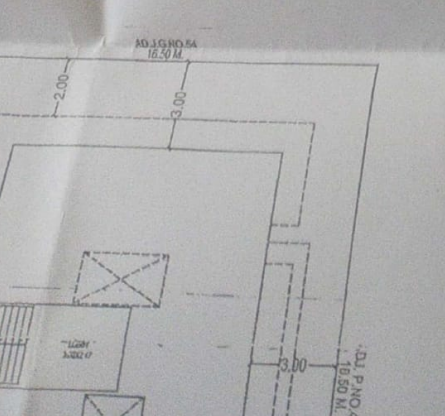
[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

TENTATIVE LAYOUT NO = LND/WS/RP/938. DATE 31/3/1983



PARKING STATMENT

TYPE	CARPET AREA	TENEMENT (NO.)		CAR (NO.)		SCOOTER (NO.)	
		BY RULE	PROP.	BY RULE	PROP.	BY RULE	PROP.
RESI	0-30	16	0	0	32	32	
VISITOR (5%)			00	00	02	02	
TOTAL			00	00	34	34	
COM 0-100		01	02	02	08	08	
TOTAL			02	02	40	40	
TOTAL (0.80 FACTOR)			02	02	36	36	



A)	AREA STATEMENTS.	SQ.M.
1)	AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	305.25
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	305.25
b)	AS PER MEASUREMENT SHEET	305.25
c)	AS PER SITE	305.25
2)	DEDUCTIONS FOR	
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD/HIGHWAY WIDENING	
b)	ANY D.P. RESERVATION AREA	
	(TOTAL a+b)	
3)	BALANCE AREA OF PLOT (1-2)	305.25
4)	AMENITY SPACE (IF APPLICABLE)	
a)	REQUIRED	
b)	ADJUSTMENT OF 2(b), IF ANY -	
c)	BALANCED PROPOSED -	
5)	NET AREA OF PLOT = [3 - 4 (c)]	
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	REQUIRED	
b)	PROPOSED -	
7)	INTERNAL ROAD AREA	
8)	PLOTTABLE AREA (IF APPLICABLE)	305.25
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 0X1.1)	335.77
10)	ADDITION OF AREA FOR F.S.I. ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	110.00
11)	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO. 2(a)), IF ANY	
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	
c)	TDR AREA	
d)	TOTAL IN-SITU / TDR LOADING PROPOSED ((1)+(b)+(c))	
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	(9)+(10)+(11) OR 12 WHICHEVER IS APPLICABLE	445.77
b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	267.00
c)	TOTAL ENTITLEMENT (a+b)	712.77
14)	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Regulations No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8	3.20
15)	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	
a)	EXISTING BUILT-UP AREA	
b)	PROPOSED BUILT-UP AREA (AS PER P-LINE) (COMMERCIAL)	16.25
c)	PROPOSED BUILT-UP AREA (AS PER P-LINE) (RESIDENTIAL)	685.73
d)	TOTAL (a+b+c)	712.98
16)	F.S.I. CONSUMED (1913) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.83%
17)	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED (20% OF SR.NO.5)	
b)	PROPOSED	

CERTIFICATE OF THE AREA

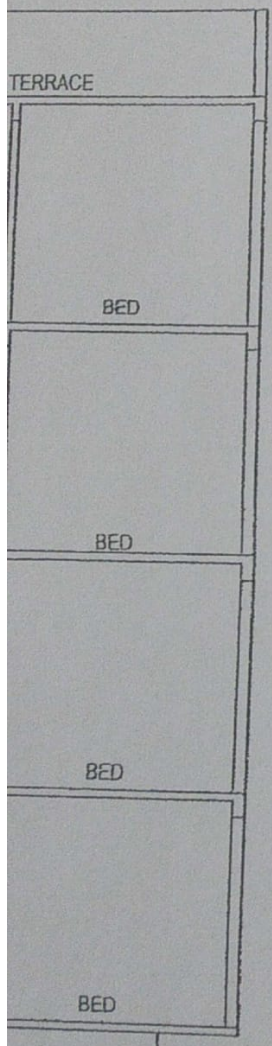
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 30/12/2021 & THE DIMENSIONS OF SIDS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

[Signature]

TOTAL B/UP AREA CALCULATION
 B/UP AREA = GROUND + FIRST+SECOND+THIRD+FORTH
 = 30.94 + 170.26 + 170.26 + 170.26 + 170.26
 TOTAL B/UP AREA = 711.98 SQ.M.

STATEMENT-3 (Area Detail of Apartment)

Building No.	Floor No.	Appartment. No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
1-	Ground Floor.	SHOP 1	7.45 sqm.	-	-
		SHOP 2	7.13 sqm.	-	-
	First Floor.	01	29.98 sqm.	3.15 sqm.	-
		02	29.51 sqm.	6.29 sqm.	-
		03	29.96 sqm.	5.85 sqm.	-
		04	29.88 sqm.	5.04 sqm.	-
	Second Floor.	01	29.98 sqm.	3.15 sqm.	-
		02	29.51 sqm.	6.29 sqm.	-
		03	29.96 sqm.	5.85 sqm.	-
		04	29.88 sqm.	5.04 sqm.	-
	Third Floor.	01	29.98 sqm.	3.15 sqm.	-
		02	29.51 sqm.	6.29 sqm.	-
		03	29.96 sqm.	5.85 sqm.	-
		04	29.88 sqm.	5.04 sqm.	-
	Forth Floor.	01	29.98 sqm.	3.15 sqm.	-
		02	29.51 sqm.	6.29 sqm.	-
03		29.96 sqm.	5.85 sqm.	-	
04		29.88 sqm.	5.04 sqm.	-	



FORM OF STATEMENT -2
 [Sr.No. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR ,AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
---	GROUND. FLOOR	30.94 sqm.
---	FIRST. FLOOR	170.26 sqm.
---	SECCHD. FLOOR	170.26 sqm.
---	THIRD. FLOOR	170.26 sqm.
---	FOURTH. FLOOR	170.26 sqm.

