

Jitendra Jadhav



NASHIK MUNICIPAL CORPORATION

NO: LND/BPI Panch/C-2/254/1621

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: 02/07/2013

**SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE**

TO: Shivam Construction Partnership Firm.

C/o. Ar. Shiradul V.B. Stru. Engg. Singh R.N. of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 07  
of S. No. 27/1B/1 of Makhmalabad Shiwar.

Ref - Your Application & Plan dated: 18/04/2013 Inward No. C2/BP/ 410/32

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 Bombay Provincial 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 34 )**

- 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 Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles 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 affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authority 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 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.

10) The balconies, ottas & verandas should not be enclosed and merged into adjoining rooms & 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.

11) 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.

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) N. A. order No.92/73 Dated: 24/10/1973 submitted with the application.

19) Adequate space from the plot w/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

20) A) Rs. 1,29,120/- is paid for development charges w.r to the proposed Construction vide R. No.10. No. 28/524 Dt:- 02/07/2013.

B) Rs.49,940/- is paid for development charges w.r to proposed land development vide R. No.10. No. 47/5220:4:- 02/07/2013.



C. C. for P. No:- 01 of of S. No. 27/1B/1 of Makhmalabad Shiwar.

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs.2000/- Deposited vide B.No./R.No.85/2248  
Date:- 02/07/2013.As per Order No 137 Dt. 18/03/2003.

- 22) 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.

- 23) 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

- 25) Proper arrangement for rain water harvesting should be made at site.

- 26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

- 27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

- 28) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.

- 29) Drainage connection charges Rs.17,000/- is paid vide R.No./B.No.30/7574 Dtd:- 02/07/2013

- 30) Welfare cess charges Rs. 80,520/- is paid vide R.No./B.No.30/7574 dtd:02/07/2013

- 31) This permission is given on the strength of DRC No:635 dtd:25/06/13 and 130-00 Sq mt. TDR area utilized from the same.

- 32) This permission is given on the basis of affidavit given by applicant dtd: 10/7/2013 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.

- 33) N.M.C. shall not supply water for construction purpose.

- 34) This permission is given on the basis of affidavit given by applicant Dtd:02/07/2013 For disposal of excavated/debris material on his own at the prescribed site.

Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik

No. LND / BP  
Nashik, Dt. / / 20  
Copy to: Divisional Officer,  
Division  
Nashik Municipal Corporation, Nashik.



नाशिक महानगरपालिका, नाशिक  
इमारत बांधकामाचा वापर करणे बाबतचा दाखला  
(पूर्ण/अंमलदस्त)

No. A 17883

जावक क्र./नवि/पंचवटी/१७८८३  
दिनांक : ०४/११/२०१४ २५३६

श्री./श्रीमती शिवम कन्स्ट्रक्शन गांधीवारी संस्था.

संदर्भ : तुमचा दिनांक २०/१०/२०१४ चा अर्ज क्रमांक सि.२/३३४५

महाशय,

दाखला देण्यात येतो की अरवमलाबाद शिवारातील / सि.स.नं., स. नं. २७/१७  
प्लॉट नं. ०१ - मधील इमारतीच्या तळत तीन मजले फक्त  
मजल्याचे इकडील बांधकाम परवानगी क्र. सि.२/२५४/१६२१ दिनांक २/१०/२०१३ अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. आदुल वि.बी., रं.इं. आर.एन. शिव.  
यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निव्वसेत्तर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून  
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६५९.२५ चौ.मी. चौ.मी.  
व चटई क्षेत्र ६२२.९५ चौ.मी. चौ.मी.

सदर इमारतीचा वापर निवासी/निव्वसेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही.  
वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्ण परवानगी घ्यावी लागेल.

- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- संदरच्या पूर्ण केलेल्या इमारतीत मं.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

- बाल्कनी खंड तडजोड फी र.रु. १२०००/- व लिथि कमलेशन तडजोड फी र.रु. ५८८०/- पा.रु. ३८/३८१४ दि. २२/१०/२०१४ अन्वये भरलेले.
- एल.बी.टी. रकम रु. ३५२००/- मोठ्या रु. ४०२०१६ खंड ऑफी मराठपुर् दि. १९/१३/२०१४ अन्वये भरलेले (७) एल.बी.टी. रु. बाबतचे प्रतिज्ञापत्र दि. २४/११/१४ अन्वये स्वाक्ष केले आहे.

कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक














3) NET GROSS AREA OF PLOT (1 - 2)	475.56
4) DEDUCTIONS FOR	
a) RECREATION GROUND AS PER RULE	
b) INTERNAL ROADS (TOTAL A + B)	
5) NET AREA OF PLOT (3 - 4)	475.56
6) ADDITION FOR F.S.I (TOTAL BUILT-UP AREA)	190.00
a) 100 % OF SET BACK AREA	
7) TOTAL AREA (5 + 6)	665.56
8) TOTAL F.S.I PERMISSIBLE	ONE
9) PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	665.56
10) EXISTING FLOOR AREA	
11) PROPOSED AREA	659.25
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA.	NILL
CALCULATIONS AS PER B (C) BELOW	
13) TOTAL BUILT-UP AREA PROPOSED (10 + 11 + 12).	659.25
14) TOTAL BUILT-UP AREA CONSUMED (13 / 7)	0.990%


B) BALCONY AREA STATEMENT.	
a) PERMISSIBLE BALCONY AREA PER FLOOR.	
b) PROPOSED BALCONY AREA PER FLOOR.	AS SHOWN
c) EXCESS BALCONY AREA PER FLOOR.	
d) ALL CUB ARE ABOVE & BELOW	
C) TENEMENT STATEMENT.	
a) NET AREA OF THE PLOT ITEM (7) ABOVE.	665.56
b) LESS DEDUCTION OF NON-RESIDENTIAL AREA SHOP ETC.	
c) AREA OF TENEMENTS PROPOSED.	
d) TENEMENTS PERMISSIBLE. 250 / HEC	17 Nos.
e) TENEMENTS PROPOSED.	17 Nos.

NOTES:	
a) BOUNDRY OF THE LAND SHOWN IN THICK BLACK.	
b) PROPOSED WORK SHOWN IN RED.	AS SHOWN
c) DRAINAGE LINE SHOWN IN RED DOT.	

**CERTIFICATE OF THE AREA.**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON  
 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN  
 ARE AS MEASURED ON SITE 04/02/2013 AND THE AREA STATED IN THE  
 DOCUMENT OF OWNERSHIP / T.P ACT.

SIGN OF ARCHI/ENGG.		SIGN OF ARCHI/ENGG.	
			
SIGN OF OWNER.	SIGN OF STRUTURAL ENGG. LIC NO. 49 VALID. DEC. 2010	SIGN OF ENGG / ARCHI. LIC. NO.102 VALID. DEC. 2010.	

**PROJECT :**  
 Proposed Resi Building Plan On P. No. 01 In S.No. 27 / 1B / 1  
 At:- M'bad Shiwar Of Nashik.  
 For :- Shivam Const. Partnership Firm Thru. Partner Shri Jayantibhai L. Patel & Others

 <b>SHARDUL SINGH DESIGN'S</b>	<b>CONSULTING ENGINEERS          BULIDING PLANNERS          STRUCTURAL DESIGNERS          REGD. VALUERS &amp; ARBITRATORS          PROJECT MANAGEMENT CONSULTANTS.          5+6,PUSHPAK APTT., OPP. GOPAL PARK,          OLD PANDIT COLONY, NASHIK 1          PH:-OFF. 571812 / 2315146 RESI. 2577899 , 2582772</b>	<b>ER. R.K. SINGH.</b> <small>CHARTERED ENGINEER          B.E. (CIVIL) AMIE, I.M. A.I.V.          I.M. PVAL I.M. ACCS INDIA</small>
		<b>AR.SHARDUL V.B.</b> <small>ARCHITECT (I.L.A.)</small>

JOB :	1088	DRAWN BY :	PRAMESHWAR
DATE :	12/04/2013	CHKED BY :	SHARDULSINGH



