



Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/05782  
Proposal Code : NMCB-24-ENTRY-30385

Building Proposal Number - 253319  
Date : 07/05/2024

Building Name : ASHOK TOWER(Mixed)	Floor : LOWER GROUND FLOOR(0.00 Sq mt),BASEMENT FLOOR(0.00 Sq mt),GROUND FLOOR(0.00 Sq mt),1ST FLOOR(0.00 Sq mt),SERVICE FLOOR(0.00 Sq mt),2ND FLOOR(703.98 Sq mt),3RD FLOOR(703.98 Sq mt),4TH FLOOR(703.98 Sq mt),5TH FLOOR(703.98 Sq mt),6TH FLOOR(703.98 Sq mt),7TH FLOOR(703.98 Sq mt),8TH FLOOR(703.98 Sq mt),9TH FLOOR(703.98 Sq mt),10TH FLOOR(703.98 Sq mt),11TH FLOOR(703.98 Sq mt),12TH FLOOR(703.98 Sq mt),13TH FLOOR(703.98 Sq mt),RECREATIONAL FLOOR(0.00 Sq mt)
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To,  
i) M/s. J.s.m. enterprises Partnership Firm, Vivek Vinay Jaykhedkar,  
P.NO.4+5+1, S.NO.62/1+72/1, ANANDWALI SHIWAR, NASHIK.  
ii) Vivek Jaykhedkar (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name ASHOK TOWER(Mixed) Plot No 4+5+1, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 62/1+72/1, Village Name/Mouje ANANDWALI, Sector No. , completed under the supervision of Architect, License No CA/1993/16356 as per approved plan vide Permission No. LND/BP/A1/210/2021 Date 26/03/2021 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/A1/210/2021 Date 26/03/2021

Signature valid

Digitally signed by PRASHANT D. GAJI PAGAR  
Date: 2024.05.07 16:43:19 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation  
Project Code : NMCB-24-ENTRY-30385  
Application Number : NMCB/2024/253319/46735  
Proposal Number : 253319  
Certificate Number : NMCB/FO/2024/APL/05782



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Executive Engineer.  
Nashik Municipal Corporation,



## 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 :

**P51600029425**

Project: **ASHOK TOWER** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 4 PLUS 5 PLUS 1 S NO 62/1 PLUS 72/1 OF ANANDWALLI SHIWAR at Aanandwali, Nashik, Nashik, 422005;**

1. **Jsm Enterprises** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422005**.

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 schedule 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 (l) 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 **29/05/2021** and ending with **31/03/2026** 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:29-05-2021 11:23:36

Dated: **29/05/2021**  
Place: **Mumbai**

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





## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A11BP/210/2021

DATE :- 26/03/2021

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Mr.Ashok F.Sope & M/S.J.S.M. Enterprises Partnership Firm  
C/o.Ar.Vivek Jaykhedkar & Stru.Engg Sanjeev Patel Of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No:-  
4+5+1,S.No.62/1+72/1 of Anandwalli Shiwar.

- Ref :-
- 1) Your Application & for Building permission/ Revised Building permission/  
Extension of Structure Plan/ Dated:- 27/01/2021 Inward No.A1/RBP/322
  - 2) Final Layout No.LND/WS/198/242 Date : 12/08/1997

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+Hospital Purpose as per plan duly amended in ..... subject to the following conditions.

#### CONDITIONS (1 to 54)

- 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 & 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 of natural water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers

- 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.

C.C. For Plot No:- 4+5+1,S.No.62/1+72/1 of Anandwalli Shiwar.


- 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.- 75/2019 Dt:- 02/08/2019 submitted with the application

#### Charges Recovery

- 35) Rs.12898035/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No.49/756 Date : 12/03/2021
- 36) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. Date :
- 37) Drainage Connection Charges Rs.75000/- is paid vide R.No./B.No.100/9047 Date : 12/03/2021
- 38) Welfare Cess charges Rs.3431645/- is paid Vide R.No./B.No.100/9047 Date : 12/03/2021
- 39) Rs.13242/-vide R.No./B.No.38/3082 Date.12/03/2021 against Tree plantation deposit.
- 40) Infrastructure Improvement Charges Rs.Nil/- is paid vide R.No./B.No. Date.
- 41) As per Govt. directives 50%Charges for "Premium paid FSI" Rs.9532250/- is vide R.No./B.No.89/9046 Date : 12/03/2021
- 42) As per Govt. directives 50%Charges for "Ancillary Permum Paid FSI"Rs.9280180/- is paid vide R.No./B.No.89/9046 Date.12/03/2021
- 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 strictly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.326150/- is paid vide R.No./B.No.100/9047 Date : 12/03/2021

#### Additional Conditions

- 44) NMC Tax for Vacant plot shall be paid before Completion.
- 45) Commercial N.A. Order & N.A. Tax receipt Produce before Occupancy certificate
- 46) CCTV Arrangements shall be done for commercial Building before Occupancy
- 47) Total TDR Loaded 1645.00 Sq.Mt. which is utilize from DRC No : 946 Dt:25/09/2020 Vide Formula  $1645 \times 32500 / 6900 = 7748.20$  Sq.Mt TDR area utilized from the same
- 48) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide obtain latter No. NMC/FIRE/WS/Mix-24/2021 Date :- 10/03/2021 & conditions there in strictly followed.
- 49) Final NOC From fire dept. shall be produced at the time of Occupancy Certificate.
- 50) Provision of Mechanical light & ventilation arrangement should be done at site.
- 51) Agreement of handover D.P.R to NMC is Produced & 7/12 extract in the name of NMC shall be produced before occupancy certificate.
- 52) Parking area should be paved & strictly use for parking purpose only.
- 53) Bio-Medical waste arrangements shall be done at site before occupancy certificate.
- 54) This permission is given as per the Government directives u/s – 154 of MRTP act vide GR.No.TPS- 1820/anau.27/P.No.80/20/ud13 Date.14/01/2021
  - a) Affidavit regarding above submitted by applicant vide Date.08/02/2021
  - b) The stamp duty concession shall be continued till entire sell of tenements.
  - c) The Applicant/ Developer shall publish the list of beneficiary consumers online on the requisite website
  - d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate
  - e) Copy of this Commencement Certificate is submitted to stamp Registration office.

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / A1 / B1 / 210 / 2021  
Nashik, Dt 26 / 03 / 2021  
Copy to : Divisional Officer