



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/B2/226/2024  
DATE :-28/02/2024

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

**TO, Gajra Associates Partnership Firm Through Partner Mr. Hemant Madanlal Parakh.**

**C/o. Architect Sumit Kumath & Stru.Engg. Mitesh Mutha Of Nashik.**

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No:- 02, C.T.S.No. 1773/P, S.No./G.No.- 206/3/1/2/3, of Pathardi- 2, Shiwar Nashik.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/**Dated:- 29/03/2023, Inward No. B2/BP/397/2023,**  
2) Final Layout No. LND/WS/FL/67/2023, Dt. 27/03/2023,

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** Purpose as per plan duly amended in **Blue** subject to the following conditions.

#### **CONDITIONS (1 to 52)**

- 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 distrubancy 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.



**C.C.For. Plot No:- 02, C.T.S.No. 1773/P, S.No./G.No.– 206/3/1/2/3, of Pathardi- 2, Shiwar Nashik.**

- 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 on the strength of order passed by Hon. Chief Minister vide no. TPS-1121/1675/pra.k.132/2022/Nav-9, Dt. 03/05/2023.
- 35) Necessary and required "Fire and emergency service" shall be installed and commence as per amendment in National Building code of India -2006, as per "Maharashtra Government Gazette" on dated 11/05/2023, before applying for occupancy certificate.
- 36) This permission is given on the basis of N.A.order No.- SR/215/2022, Dt. 10/08/2022 submitted with the application

### **Charges Recovery**

- 37) **Rs. 4,34,454/-** is paid for development charges w.r.to the proposed **Construction** Vide **Receipt No. 7054, Dt. 22/02/2024.**
- 38) **Rs. Nil/-** is paid for development charges w.r.to the proposed **land** development. Vide **R.No./B.No. Dt. .**
- 39) Drainage Connection Charges **Rs. 21,000/-** is paid vide **Receipt No. 7054, Dt. 22/02/2024.**
- 40) Welfare Cess charges **Rs. 3,98,250/-** is paid Vide & **Receipt No. 7054, Dt. 22/02/2024.**
- 41) **Rs. 2557/-** vide **Receipt No. 7056, Dt. 22/02/2024** against Tree plantation deposit.
- 42) Charges for "Premium **Rs. 6,00,600/-** paid FSI" is paid vide **Receipt No. 7055, Dt. 22/02/2024.**
- 43) Scrutiny Charges **Rs. 8500/-** is paid vide **Receipt No. 5321, Dt. 23/10/2023.**
- 44) Charges for "Ancillary Premium Paid FSI" **Rs. 8,12,460/-** is vide **Receipt No. 7055, Dt. 22/02/2024.**
- 45) 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. 51,015/** is paid vide **Receipt No. 7054, Dt. 22/02/2024.**

### **Additional Conditions**

- 46) NMC Tax for Vacant plot shall be paid before Completion.
- 47) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Resi-82/2024, Dt:23/02/2023** & conditions therein strictly followed.
- 48) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed.
- 49) Inclusive Housing area H/o to MHADA Dept. and NOC shall be produced prior to.
- 50) Colony road widening area handover to NMC and in the name of NMC 7/12 extract to be produced before Occupancy Certificate.
- 51) This building permission is given on the strength of MHADA Department NOC office letter No.जा.क्र.मु.अ./नामं/डिबी./ईटी-3427/2023, दिनांक 26/05/2023 as per UDCPR Rule NO. 3.8.2a(iii) & b(ii)
- 52) Inclusive Housing on Pathardi Survey No. 206/3/1+2+3, Plot No. 02, building occupancy certificate to be produced first then Pathardi Survey No. 4/1/2/4/1/2/2/1, building occupancy certificate is issue.



**C.C.For. Plot No:- 02, C.T.S.No. 1773/P, S.No./G.No.- 206/3/1/2/3, of Pathardi- 2, Shiwar Nashik.**

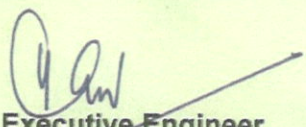
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**Executive Engineer**  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / B2 / 226 / 2024  
Nashik, Dt 28/02/2024  
**Copy to :** Divisional Officer  
(C.C.Type)