



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ B/129/2023

DATE :- 28/4/2023

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **A.B.H Developers Pvt.Ltd & Others Through G.P.A.H A.B.H Developers
Pvt.Ltd**

C/o. Ar. Umesh Bagul & Stru.Engg. Umesh Joshi-JW Consultants LLP.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot no...of
S.no. 21/1/3 hissa no.5+ 21/1/3 hissa no.6+21/1/3 hissa no.9+24+25/1+25/2+167
+28/1/2/1+28/1/2/2+26/1 of Gangapur Shiwar.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan Dated: 24/12/2021 Inward No. B1/BP/160
2) Final Layout/Tentative Layout No. B1/TL/30/2019 Dt.26/03/2019.
3) Previous Approved Building Permission no.LND/BP/B1/446/2022 Date:21/01/2022.

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 64)

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 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.].
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 fencing to this condition is 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.
 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. Whenever necessary Adequate space from the plot u/r are 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 Department of Government of Maharashtra, vide TPS2417/487/pra.kra.217/UD-9 Dt: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. Whenever necessary fanning shall be made and maintained as per provision of UDCPR on site.
 25. Provision of rain water harvesting shall be made at site as per Clause no.13.3 of UDCPR
 26. Building 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,2006in case of building identified in Regulation no.6.2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

C.C. for Plot No... of S.no. 21/1/3 hissa no.5+ 21/1/3 hissa no.6+21/1/3 hissa no.9+24+25/1+25/2+167 +28/1/2/1+28/1/2/2+26/1 of Gangapur Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and 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 side during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shed Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.284/2018,283/218,285/2018 ,282/2018,43/2019,38/2019&37/2019Dt:16/08/2018,10/08/2018,10/08/2018,10/08/2018, 14/06/2019,01/06/2019&01/06/2019 submitted with the application.

Charges Recovery

34. **Rs.1,06,82,485+2,08,390+2,70,125+43,995+8,15,955+4,26,070/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No.27/710,61/722 ,02/8939 & 14511 Dt:16/09/2019,20/01/2020,22/01/2021 & 31/03/2023.**
As per order of Hon. Commissioner bearing No.Nanivi/vashi/20/2021 dated 12/07/2021 amount of total construction development charges is **Rs. 37,46,100/-** 1st installment of **Rs. 9,36,525/-** paid vide **R.No./B.No.69/502 Dt:31/12/2021** which is 25% of total construction development charges IInd installment **Rs. 13,11,135+1,30,032 (interest) = 14,41,167/-** paid vide **R.No.14502 Dt: 30/03/2023** which is 35% of the construction development charges & applicable interest at the rate of 8.50% per annum shall be paid within two year IIIrd installment of **Rs. 14,98,440/-** which is 40% of total development charges & applicable interest at the rate of 8.50% per annum shall be paid at the time of occupancy or four year which is earlier If fails to pay IInd & IIIrd the installments within specified time then recovery of the installments at the rate of 18% annum as per section 124(E) of MRTP Act is applicable.
35. **Rs.54,29,970+3,90,765/-** is paid for development charges w.r.to the proposed land development. Vide **R.No./B.No.28/706 & 69/502 Dt:16/09/2019 & 31/12/2021.**
36. Drainage connection charges **Rs.8,60,000+47,000+1,45,000+1,19,000+8000/-** is paid vide **R.No./B.No.06/7737,03/7738,02/8939,69/502 & 14511 Dt:16/09/2019, 19/09/2019,22/01/2021, 31/12/2021 & 31/03/2023.**
37. Welfare Cess charges **Rs.1,88,33,855+5,10,055+9,85,440+6,21,140/-** is paid vide **R.No./B.No.06/7737,01/8007, 02/8939 & 14511Dt:16/09/2019,20/01/2020, 22/01/2021&31/03/2023.**
Total amount Welfare Cess charges is **Rs.64,49,420/-** 25% **Rs.16,12,355/-** is paid vide **R.No./B.No.69/502 Dt:31/12/2021** ,25% **Rs.16,12,355/-** is paid vide **R.No.14503 Dt:30/03/2023.** as per the Hon Commissioner Order **No.20/2021 Dt:12/07/2021** on the strength of Affidavit submitted by the applicant **Dt:22/12/2021.**
is enclosed remaining amount to be paid as per the affidavit.
38. **Rs.2,58,570+18,610/-** **R.No./B.No.68/2996 & 69/502 Dt:16/09/2019&31/12/2021** against Tree plantation Deposit.
39. Charges for "Premium & Ancillary paid FSI" is paid vide **Rs.5,67,000+7,98,885+46,60,115/-** is paid vide **R.No./B.No.54/8005 & 14512 Dt:20/01/2020 & 31/03/2023.**
40. **Rs.21,21,075/-(intrest)+** is paid for Premium & Ancillary Premium charges vide **R.No./B.No.83/503 Dt: 31/12/2021.**
41. Total amount Premium & Ancillary Premium Charges is **5,00,52,902/-** (**3,22,22,277+83,82,095+94,48,530**) as per UDCPR clause no.2.2.14 Option A-1a) initial Payment of **Rs.50,00,000/-** is paid vide **R.No./B.No.969/8937 Dt:22/01/2021.** for remaining four installments of **Rs.4,50,52,902/-** is post dated Cheque no.are enclosed as follows

- 1) 1st Installment of Rs.1,12,63,226/-X8.50%=9,57,375/- 1st Cheques no.000052
Rs.1,22,20,601/-
- 2) IInd Installment of Rs.1,12,63,226/-X8.50%X 2years =19,14,749/- IInd Cheques
no.000053 Rs.1,31,77,975/-
- 3) IIIrd Installment of Rs. 1,12,63,226/-X8.50%X 3years =28,72,123/- IIIrd Cheques
no.000054 Rs.1,41,35,349/-
- 4) IVth Installment of Rs. 1,12,63,226/-X8.50%X 4years =38,29,497/- IVth Cheques
no.000055 Rs.1,50,92,723/-

The cheque are drawn from HDFC Bank, Sharanpur road Nashik.

42. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi 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 Rs. 9,26,408+6,06,300+79,570/- is paid vide R.No./B.No.94/8941,69/502 & 14511 Dt:01/02/2021,31/12/2021 & 31/03/2023.


Additional Conditions

43. NMC Tax for Vacant plot shall be paid before Completion.
44. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Mix-59/2023 Dt:17/03/2023** & conditions their in strictly followed.
45. Installation of solar assisted water heating system shall be installed as per rule no.13.2 of UDCPR before occupancy Permission.
46. The 7/12 extract for D.P. road, in the name of NMC should be produced before plinth Completion Certificate.
47. Garbage chutes shall be provided, separately for dry & wet garbage with proper collection arrangement at ground floor.
48. Arrangement of Solid Waste Management arrangement to be done before occupancy Certificate.
49. Artificial light and Mechanical Ventilation shall be provided for the portion where there is no adequate Natural light and Ventilation.
50. Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.
51. This Permission is given on Pre-Code Basis.
52. Parking area should be paved & kept open for parking purpose only.
53. Provision of Grey water reuse shall be made as per UDCPR clause No.13.4.1
54. EWS/LIG Area Required **2350.59 sq.m** is Proposed on Plot no. A/4+A/5, in S.no. 50/3/1 of Anandwalli Shiwar, Nashik.
55. N.O.C From Mhada to be obtained Before applying for occupancy.
56. Occupancy certificate for affordable housing is necessary before applying for occupancy certificate.
57. The Permission is given on basis of the Environment Clearance Certificate from Environment Dept. Date.13/01/2021.Additional sanction work to be started after obtaining revised Environment Clearance.
58. Internal sewerage/drainage system, water supply, Strom water system, pathway construction & street light etc. shall be done and maintained by applicant to be the satisfaction of concerned authority.
59. This Permission is given on basis of Hon. Commissioner's sanction of cancellation of previously shifted inclusive Housing on.s.no.52/3 Gangapur & Shifting it at new location i.e. at S.no. 50/3/1 Anandwalli, Shiwar Nashik.date-24/12/2021.
60. This Permission is given on basis of approval Hon. Commissioner. NMC Date:14/12/2022.
61. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.
62. Amenity space (Goda Park) handed over to NMC & 7/12 extract in the name of NMC to be produced before plinth completion.
63. Previously approved building permission vide C.C. No: LND/BP/B1/BP/446/2022 Dt:21/01/2022 & is hereby as cancelled.

C.C. for Plot No... of S.no. 21/1/3 hissa no.5+ 21/1/3 hissa no.6+21/1/3 hissa no.9+24+25/1+25/2+167 +28/1/2/1+28/1/2/2+26/1 of Gangapur Shiwar.

64. Previously approved Tentative Layout Permission vide No: LND/WS/B1/TL/30/2019 Dt:26/03/2019 & is hereby as cancelled.

No. LND / BP / 29 / 2023
Nashik, Dt. 28/04 / 2023
Copy to : Divisional Officer


Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.



