



NASHIK MUNICIPAL CORPORATION

NO LND/BP/A4/1108/2702

DATE :- 20/07/2017

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Shri. Sunil K. Khode Through GPA Holder Shri. Yogesh Jadhav Chaudhari.
C/o. Ar. Pratibha Sonawane & Stru. Engg. B.P. Bhavsar of Nashik

Sub: Sanction of Building Permit & Commencement Certificate in Plot No.-7 of
S.No.84/1B/1 of Wadala Shiwar.

Ref: Your Application & Plan dated: 15/7/2017 Inward No. A4/BP/334/

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 Maharashtra 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 10)

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 permits 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 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 in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. 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.

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

The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

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.

4 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 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.

19 Adequate space from the plot should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.

20 Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.

21 While carrying out construction work proper care shall be taken to keep noise level within limits for various categories of zones as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution.

22. 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.

23. Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.

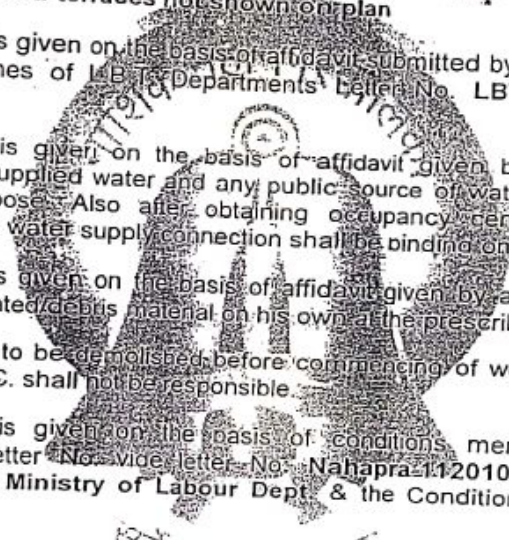
24 Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

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

26 Proper arrangement for rain water harvesting should be made at site & NOC from rain water harvesting certificate.

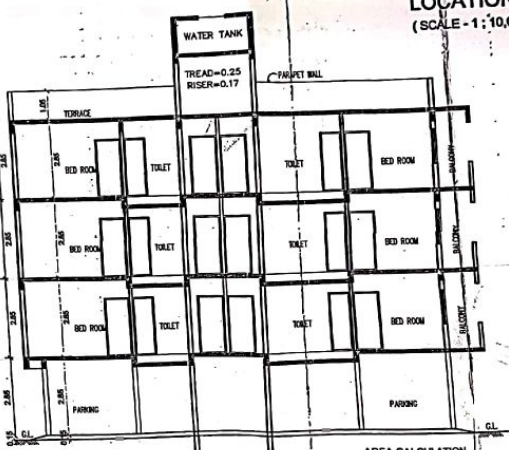
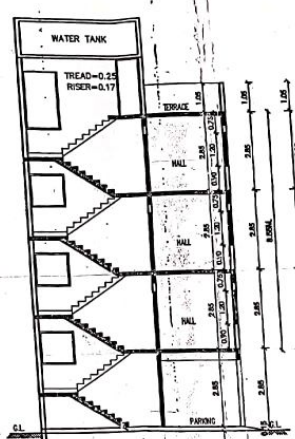
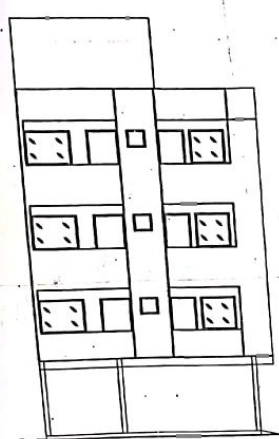
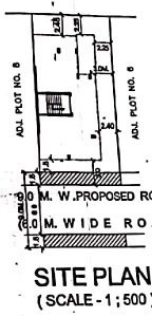
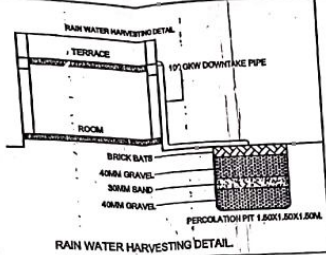
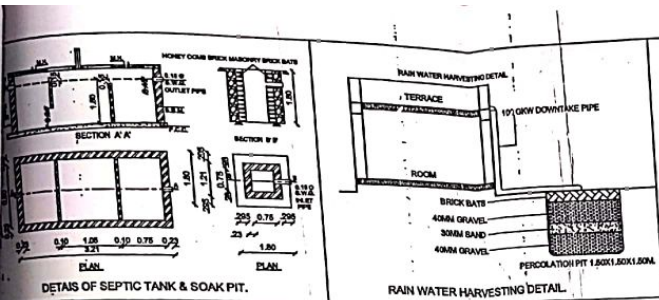
C.C. for Plot No. 7 of S.No.84/1B/1 of Wadala Shiwar.

- 27 NMC shall not supply water for construction purpose.
- 28 N A NOC order No.419/84 dt:24/12/1985 submitted with the application
- 29 A) Rs.41540+15590+4920/-(Instrest) is paid for development charges w.r.to the proposed Construction vide R.No./B.No.41/650, 42/650 & 48/652 Dt:24/5/2017 & 17/7/2017
- B) Rs.-/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Dt:--
- 30 Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.
Rs.2000/- Deposited vide R.No./B.No.51/2856 Dt:24/5/2017
- 31 Drainage connection charges Rs.6000/- is paid vide R.No./B.No.94/4360 Dt:24/5/2017
- 32 Welfare cess charges Rs.41960+4820/- is paid vide R.No./B.No.95/4360 & 62/4738 Dt:24/5/2017 & 17/7/2017
- 33 Premium for Staircase charges Rs.47050/- is paid vide R.No./B.No.95/4360 Dt:24/5/2017
- 34 Premium for Alt.Terrace charges Rs.32540/- is paid vide R.No./B.No.95/4360 Dt:24/5/2017 But alt. terraces not shown on plan
- 35 This permission is given on the basis of affidavit submitted by applicant Dt:2/5/2017 as per the guide lines of L.B.T. Departments letter No. LBT/W.S./Desk 1/624/ 2015 Dated:6/8/2015
- 36 This permission is given on the basis of affidavit given by applicant Dt:22/4/2017 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.
- 37 This permission is given on the basis of affidavit given by applicant Dt:22/4/2017 for disposal of excavated/debris material on his own at the prescribed site.
- 38 Existing structure to be demolished before commencing of work and demolishing with proper care. N.M.C. shall not be responsible
- 39 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.
- 40 Previously approved building permission vide C.C.No: A4/91/2329 Dt:11/7/2017 is hereby as cancelled.
- 41 This permission is given on the basis of affidavit given by applicant regarding declaration that balcony on south west corner not to be closed -Dt: 18/07/2017



(Signature)
 Deputy Engineer
 (Town Planning)
 Nashik Municipal Corporation, Nashik.

No LND/BP/A4/1108/2702
 Nashik, Dt:20/07/2017
 Copy to : Divisional Officer
 ----- Division.



NEW BALCONY AREA STATEMENT			
FLOOR	PER- BALCONY	PRO- BALCONY	EXCESS BALCONY
FIRST FLOOR	14.05	7.39	
SECOND FLOOR	14.05	7.39	
THIRD FLOOR	14.05	7.39	
EXCESS BALCONY			

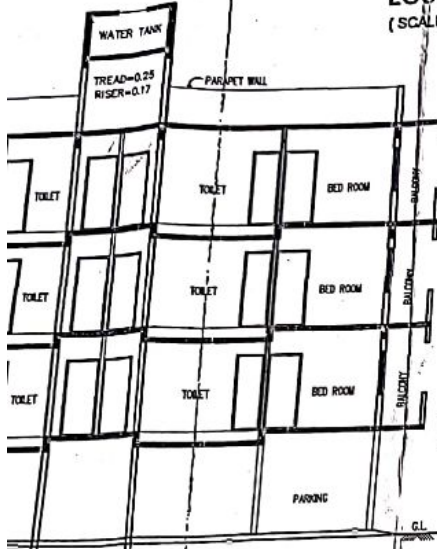
NEW AREA STATEMENT		
FLOOR	AREAS PREVIOUSLY APPROVED	EXTRA AREA IN F.A.L.
FIRST FLOOR	78.74 SQ.M.	18.89
	78.74 SQ.M.	18.89



LOCATION PLAN.
(SCALE - 1; 10,000)



SITE PLAN.
(SCALE - 1; 500)

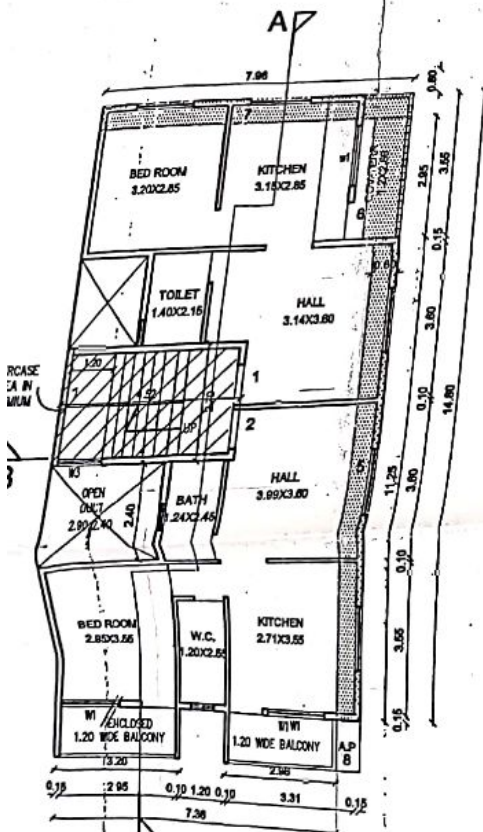


SECTION A-A

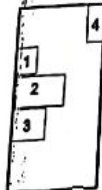
AREA CALCULATION

NEW BALCONY AREA STATEMENT			
FLOOR	PER- BALCONY	PRO- BALCONY	EXC - BAL
FIRST FLOOR	14.05	7.39	0.00
SECOND FLOOR	14.05	7.39	0.00
THIRD FLOOR	14.05	7.39	0.00
EXCESS BALCONY			

NEW AREA STATEMENT			
FLOOR	AREA AS PREVIOUSLY APPROVED	EXTRA AREA IN F.B.I	TOTAL F.B.I (2+3+4)
	2		5
FIRST FLOOR	76.74 SQM.	16.69	93.73 SQM.
SECOND FLOOR	76.74 SQM.	16.69	93.73 SQM.
THIRD FLOOR	76.74 SQM.	16.69	93.73 SQM.
EXCESS BALCONY	0.00 SQM.	0.00	0.00 SQM.
TOTAL	230.22 SQM.	60.97	281.19 SQM.

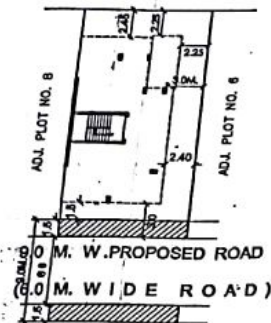


SECOND FLOOR PLAN &
THIRD FLOOR PLAN
SCALE 1:100



FIRST FLOOR B/UP AREA
SECOND FLOOR B/UP AREA
THIRD FLOOR B/UP AREA
 $7.36 \times 14.20 = 104.51 \text{ SQM.}$
 DEDUCTION -
 1) $1.85 \times 2.10 = 3.88 \text{ SQM.}$
 2) $4.51 \times 2.70 = 12.18 \text{ SQM.}$
 3) $2.90 \times 2.40 = 6.96 \text{ SQM.}$
 4) $1.61 \times 2.95 = 4.75 \text{ SQM.}$
 TOTAL DEDUCTION - 27.77 SQM.
 $104.51 - 27.77 = 76.74 \text{ SQM.}$
 STILT FLOOR B/UP AREA = 76.74 SQM.
 ADDITIONAL B/UP AREA CALCULATION FOR COMPLETION
 5) $0.60 \times 11.25 = 6.75 \text{ SQM.}$
 6) $0.61 \times 2.85 = 4.75 \text{ SQM.}$
 7) $7.96 \times 0.60 = 4.77 \text{ SQM.}$
 8) $0.60 \times 1.20 = 0.72 \text{ SQM.}$
 TOTAL ADDI-AREA = 16.99 SQM.
 TOTAL B/UP AREA = $76.74 + 16.99 = 93.73 \text{ SQM.}$

Bhavsar
Bhavsar Bhuvanilal P.
 Structural Consultant
 Nmc. Stru. -41.



SITE PLAN.
(SCALE - 1 : 500)

NEW BALCONY AREA STATEMENT

FLOOR	PER- BALCONY	PRO- BALCONY	EXC - BAL
FIRST FLOOR	14.05	7.39	0.00
SECOND FLOOR	14.05	7.39	0.00
THIRD FLOOR	14.05	7.39	0.00
EXCESS BALCONY			0.00

NEW AREA STATEMENT

AREA AS PREVIOUSLY APPROVED	EXTRA AREA IN F.S.I.	TOTAL F.S.I (2+3+4)
2	6	6
78.74 SQM.	16.99	93.73 SQM.
78.74 SQM.	16.99	93.73 SQM.
78.74 SQM.	16.99	93.73 SQM.
0.00 SQM.	0.00	0.00 SQM.
230.22 SQM.	60.97	281.19 SQM.

FIRST FLOOR B/UP AREA
 SECOND FLOOR B/UP AREA
 THIRD FLOOR B/UP AREA
 $7.36 \times 14.20 = 104.51$ SQM.
 DEDUCTION -
 1) $1.85 \times 2.10 = 3.88$ SQM.
 2) $4.51 \times 2.70 = 12.18$ SQM.
 3) $2.90 \times 2.40 = 6.96$ SQM.
 4) $1.61 \times 2.95 = 4.75$ SQM.
 TOTAL DEDUCTION - 27.77 SQM.
 $104.51 - 27.77 = 76.74$ SQM.
 STILT FLOOR B/UP AREA = 78.74 SQM.

ADDITIONAL B/UP AREA CALCULATION FOR COMPLETION

1) $1.60 \times 11.25 = 6.75$ SQM.
 2) $1.61 \times 2.85 = 4.75$ SQM.
 3) $1.96 \times 0.60 = 4.77$ SQM.
 4) $1.60 \times 1.20 = 0.72$ SQM.
 TOTAL ADDITIONAL = 18.99 SQM.
 B/UP AREA = $76.74 + 18.99 = 93.73$ SQM.

PROFORMA NO - 1.

COMPLETED RESIDENTIAL BUILDING PLAN
 ON PLOT NO. 7 S.NO. 84/1B/1, AT WADALA
 SHIWAR, NASHIK
 FOR :- SUNIL K. KHODE THROUGH GPA
 HOLDER YOGESH J. CHAUDHARI.

APPROVED

As per the accompanying
 occupancy Certificate
 No. Nashik/A4/24215/2019
 Date : 08 10 2019

SECTIONAL ENGINEER,
 TOWN PLANNING DEPARTMENT
 NASHIK MUNICIPAL CORPORATION, NASHIK

A	AREA STATEMENT	SQM.
1.	Area of plot (Minimum area of a,b,c to be considered)	
a)	As per ownership document (7/12,CTS extract)	209.79
b)	As per measurement sheet	209.79
c)	As per site	209.79
2.	Deductions for:	15.54
(a)	Proposed 9.0 Road widening Area	
(B)	Any D.P. Reservation area.	15.54
	(TOTAL a+b)	194.25
3.	Gross Area of Plot (1-2)	
4.	Recreational Open space	
(a)	Required	
(b)	Proposed	
5.	Amenity Space	
(a)	Required	
(b)	Proposed	
6.	Service road and Highway widening.	
7.	Internal Road area	
8.	Net Area of plot = [3 - 5(b)]	194.25
9.	Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 X 1.1)	213.675
10.	Addition of area for F.S.I.	
(a)	In-situ area against 9.00 M.WIDE ROAD	15.54
(b)	In-situ area against Amenity Space [2.00 or 1.65 x SR.NO. 5 (b)]	
(C)	Premium FSI area (subject to maximum of 0.3 of sr.no. 8)	63.00
(d)	T.D.R. area	
(e)	Additional FSI area under chapter VIII	68.54
	(Total of a+b+c+d+e)	68.54
11.	Total area available (8+10)	282.216
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	1.80
13.	Total Built-up Area Completed (excluding area at Sr.No.15.b)	
(a)	Existing Built-up Area	
(b)	Completed Built-up Area	281.19
(c)	Excess Balcony area counted in F.S.I.(Completed)	0.00 sqm.
(d)	Excess Double Height terraces area counted in F.S.I.	
	Total (a+b+c+d)	281.19 sqm.
14.	F.S.I. Consumed (13/B) (should not be more than serial no-12 above)	1.44
15.	Area for Inclusive housing if any	
(A)	Required (20% of sr no. 6)	
(B)	Proposed	

Certificate of Area

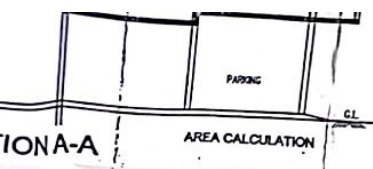
Certified that the plot under reference was surveyed by me on 28/06/2017 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department / City Survey records

Signature.

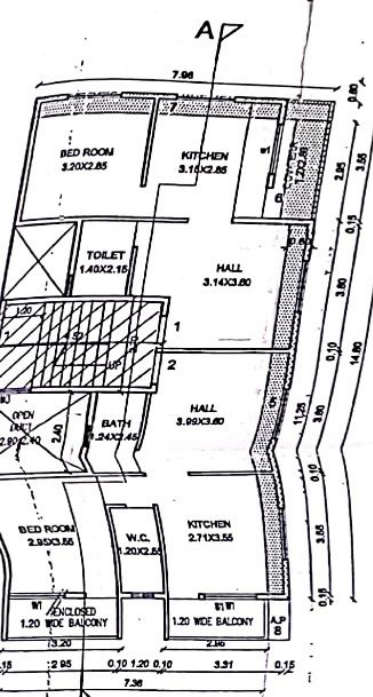
Owners Declaration.

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation I/We would execute the structure as per sanctioned plans Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

Owner Name & Signature.



FLOOR	FEB-BALCONY	FTH-BALCONY	EXC-BAL
FIRST FLOOR	14.05	7.39	0.00
SECOND FLOOR	14.05	7.39	0.00
THIRD FLOOR	14.05	7.39	0.00
EXCESS BALCONY			0.00



NEW AREA STATEMENT			
FLOOR	AREA AS PREVIOUSLY APPROVED	EXTRA AREA IN F.S.I	TOTAL F.S.I (2+3+4)
1	2	3	4
FIRST FLOOR	78.74 SQM.	18.69	93.73 SQM.
SECOND FLOOR	78.74 SQM.	18.69	93.73 SQM.
THIRD FLOOR	78.74 SQM.	18.69	93.73 SQM.
EXCESS BALCONY	0.00 SQM.	0.00	0.00 SQM.
TOTAL	230.22 SQM.	60.97	281.19 SQM.

FIRST FLOOR B/U.P AREA
 SECOND FLOOR B/U.P AREA
 THIRD FLOOR B/U.P AREA
 7.38 X 14.20 = 104.61 SQM.
 DEDUCTION -
 1) 1.85 X 2.10 = 3.88 SQM.
 2) 4.51 X 2.70 = 12.18 SQM.
 3) 2.90 X 2.40 = 6.96 SQM.
 4) 1.61 X 2.95 = 4.75 SQM.
 TOTAL DEDUCTION - 27.77 SQM.
 104.61 - 27.77 = 76.74 SQM.
 STILL FLOOR B/U.P AREA = 76.74 SQM.
 ADDITIONAL B/U.P AREA CALCULATION FOR COMPLETION
 5) 1.60 X 11.25 = 18.00 SQM.
 6) 0.81 X 2.85 = 2.31 SQM.
 7) 7.96 X 0.60 = 4.77 SQM.
 8) 1.60 X 1.20 = 0.72 SQM.
 TOTAL ADDITIONAL AREA = 16.99 SQM.
 TOTAL B/U.P AREA = 76.74 + 16.99 = 93.73 SQM.

(a) Required	-
(b) Proposed	-
8. Amenity Space	-
(a) Required	-
(b) Proposed	-
9. Service road and Highway widening.	-
7. Internal Road area	194.25
B. Net Area of plot = [3 - 6(b)]	213.675
9. Built up area with reference to Basic F.S.I as per floor road width (ar.no. 8 X 1.1)	-
10. Addition of area for F.S.I	-
(a) In extra area equivalent 9.00 M WIDE ROAD	-
(b) In extra area equivalent Amenity Space [2.00 or 1.85 X BFL.H.O. 9 (b)]	63.00
(C) Premium F.S.I area (subject to maximum of 0.3 of ar.no. 8	-
(d) T.D.F. area	68.54
(e) Additional F.S.I area under chapter VIII	68.54
(Total of a+b+c+d+e)	282.215
11. Total area available (8+10)	1.80
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 16.A)	-
13. Total Built-up Area Completed (excluding area at Sr.No.15.b)	-
(a) Existing Built-up Area	281.19
(b) Completed Built-up Area	0.00 sqm.
(c) Excess Balcony area counted in F.S.I (Completed)	-
(d) Excess Double Height terraces area counted in F.S.I	281.19 sqm.
Total (a+b+c+d)	1.44
14. F.S.I Consumed (13/B) (should not be more than serial no-12 above)	-
15. Area for inclusive housing if any	-
(A) Required (20% of ar.no. 8)	-
(B) Proposed	-

Certificate of Area
 Certified that the plot under reference was surveyed by me on 28/06/2017 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records and Records Department / City Survey records
 Signature.

Owners Declaration.
 I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation I/We would execute the structure as per sanctioned plans Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.
 Owner Name & Signature.

Ar. Pratibha Vijay Sonawane
 18/2, Puransmurti Co-Op. Hsg. Soc.
 Narharnagar, Nashik Pune Road,
 Nashik.

Bhavsar Bhanu Vilas P.
 Structural Consultant
 Nmc. Stru. -41.

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY-	CHECKED BY