



NASHIK MUNICIPAL CORPORATION

No : LND/BP/Pathardi/DCR/1136/2019

Date : 30/05/2019

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Shri/Smt.

**NAKSH DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER MR. HITESH C.
RAKHOLIYA AND MR. ARVIND B. RAKHOLIYA**

C/o. Ar. YOGESH TUKARAM GAIKWAD & Stru.Engg. C. D. PATEL of Nasik

Sub -: Sanction of Building Permission & Commencement Certificate in Plot No .-
13+14+17+18+19 of City Survey No / Gut No.312/1 of Shiwar Pathardi .

Ref -: 1) Your Application & Plan dated: 01 February, 2019 Inward No
.NMC/TPD/Pathardi/BP/0916/2019.

2) Final Layout/Tentative layout No:LND/WS/CD/21 Date:03/08/2009

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 permits under section 253 of The Bombay Provincial Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect Building for Resi + Commercial Purpose as per plan duly amended in ----- subject to the following conditions.

Permission Conditions 1 to 43

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 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.

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28. Charges for "Premium Rs. 4,038,600/- paid FSI" is paid vide Transaction No. : 081905001668568
Date : 28 May, 2019
29. Commercial N.A.Order & N.A.Tax receipt Produce before Occupancy certificate.
30. Infrastructure Improvement Charges Rs., 764,500/- is paid vide Transaction No. : 081905001668568
Date : 28 May, 2019
31. Total TDR Loaded.695.00 Sq.Mt. which is utilize from DRC No : 773/Dt: 04/08/2017 & DRC No : 740/
Dt: 06/01/2017 Vide Formula $370 \times 12700 / 57500 = 8172$ Sq.Mt & Vide Formula $325 \times 11550 / 6200 = 605.44$ TDR area utilized from the same.
32. CCTV Arrangements shall be done for commercial Building before Occupancy .
33. Arrangement of solar water heater system shall be done at site & Recycling of water system must be provided before occupancy certificate.
34. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
35. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.Rs. 8,110/- vide Transaction No. : 081905001668568 Date : 28 May, 2019
36. Welfare Cess charges Rs. 712,250/- is paid vide Transaction No. : 081905001668568 Date : 28 May, 2019
37. Drainage Connection Charges Rs. 72,000/ - is paid vide Transaction No. : 081905001668568 Date : 28 May, 2019
38. Rs. 863,000/-is paid for development charges w.r.to the proposed Construction vide Transaction No. : 081905001668568 Date : 28 May, 2019
39. N.A.order No.- 62/2006 dt: 11/05/2006,submitted with the application.
40. NMC Tax for Vacant plot shall be paid before Completion.
41. 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.
42. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
43. 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.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.