NAGPUR MUNICIPAL CORPORATION NAGPUR
(Town Planning Department)
SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No . 31 /B.P./ Parsodi(W)/T.P / N.M.C/ 75 Date :-06/1/2016

To,

Shri Mahesh Ganpatrao Tiwaskar & Others
P.O.A. Holder Shri Ashish M Nerkar
Plot No. 15,Naik Layout, Jaitala Road ,
M-Parsodi Nagpur

With reference to your Application **/Plan No.75/TP/AC(I)/71(74)/ZO.I** dated **12/08/2015** grant of sanction of Commencement Certificate under Section 45 of Maharashtra Regional and Town Planning Act.1966 and under section – 274 of corporation of the city of Nagpur Act 1948, to carry out development work/ to erect building on House No.**1312/ Plot No. 15** Kh.No. **08** Ward No.**69(75)** City Survey No.**05** Sheet No.....**12.** Village (Mouza)- **Parsodi** situated **at Jaitala Road ,Nagpur.**.The commencement Certificate Building permit is granted subject the following conditions:

1. The land vacated to consequence of the enforcement of the set-back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement certificate/building perm it shall remain valid for a period of **one year** commencing from the date of its issue. Before lapse of this period commencement certificate/building permit shall have to be renewed.The renewal may be granted for three years.
4. The Notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'
5. The information of completion of work upto plinth level shall be given to N.M.C. in Appendix 'G' and after having certified the work by N.M.C. Engineer, in appendix 'H' you may proceed with the rest of the work.
6. No New building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Other wise, for unauthorized occupation , applicant and architect shall be liable for action. For occupation certificate , application by owner and architect shall be submitted to N.M.C. in appendix 'J' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
9. No departure from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan it should be treated as unauthorized . The owner and the architect shall be liable for action under M.R. & T.P. Act – 1966 and the Maharashtra Municipal Corporation Act.
10. All drainage work shall be got done thorough licensed plumber approved by N.M.C.
11. All sanitary requirement shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Deptt., Mantralaya ,Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 dt. 10/03/2005. The authority impose a levy of not exceeding Rs. 1000/- per annul for every 100 sq. mt. of built up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
13. In case of existing , proposed building where facilities are used by the public,the applicant should provide facilities for physically handicapped persons, as per the provision of Dvelopment Control Regulation- 2000 vide Regulation No. 36, Appendix 'T'
14. During the course of construction of building , the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur City shall be binding on you.
16. The applicant shall plant and grown **Six** Shady trees in vacant land of plot
17. The water connection and sewage disposal is not guaranteed by N.M.C.

18. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
19. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
20. If any mistake /error is found is calculation shown on plan which contravenes the provisions of Development Control Regulation, then such portion of the building / construction which does not fit into regulations , shall be treated as unauthorized . The decision of N.M.C. in this regard shall be final.
21. The sanction is subject to conditions of agreement executed by party on dt.....
22. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
23. Building material should be stacked in such a manner that it will not cause obstruction to drain, water & traffic etc. , failing which, action will be taken by N.M.C.
24. Breach of any of the conditions may lead to revocation of this permit.
25. Touching construction is given at the risk and responsibility of the party.
26. Party should install Solar Water Heating System.
27. If any dispute arise about the land . The party will be settled in the court of law.
28. Applicant has deposited Rs. 79523/-Towards Construction Workers Welfare cess to the Maharashtra state labour Department. (i.e.1% of the construction cost) in the Bank of India in Account Number 004220110000153 on dt.29/10/2015 The Unic Code No. is 201129304031074

Enclosure :- One Copy / set of sanctioned plan

Assistant Commissioner
Laxminagar Zone No. I
Nagpur Municipal Corporation.

Copy forwarded to :-
1.The Assessor Nagpur Municipal Corporation for information
N.M.C. along with one copy of sanctioned plan for necessary action. He should See that work is carried out according to sanctioned plan.