

NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

1st Floor, Narang Tower, Palm Road, Civil Line, Nagpur-440 001, Ph.No. 0712 2567017.

Fax No. 0712 - 2561584. Website - www.nmc.org.in

Permit No. - 172/BP/Borgaon/TP/NMC/172

Date- 26/04/2013

To,

M/s. George Developers.
Plot No. 1, Borgaon, Katol Road,
Nagpur.

Sir,

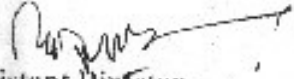
With reference to your Application/Plan No. - 172/Borgaon/TP /NMC/Proposed plan dated - 05.11.2012 grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town-Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work / to erect building on House No. 571/1-2/A, Plot No.- 01, Kh.No.- 166/3,4, Ward No.- 62, City Survey No.- 511, 512, Sheet No.- 75, of village/ Mouza - Borgaon situated at Road / Street - Katol Road, Nagpur, the commencement Certificate/Building permit is granted subject to the following conditions :

The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

- 4 This permission does not entitle you to develop the land which does not vest in you.
- 3 The commencement certificate/building permit 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 up to 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. Otherwise, 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 deviation 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 Maharashtra Municipal Corporation Act.
- 10 All drainage work shall be got done through licenced plumber approved by N.M.C.
- 11 All sanitary requirement shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
- 12 Rainwater harvesting : 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 Notification No. TPS-2409/191/CR-124/09/UD-09 dt. 28 August 2009 published in Maharashtra Govt. Gazette Dt. 17 September 2009. The authority impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.mt. of built up area for the failure of the owner of building to provide or to maintain Rain

- 13 Provisions for Solar Water Heating Systems Solar Water Heating System Should be installed in the building, Hospitals - 100 ltrs./day/person, Hotels - 150 ltrs./day/person, Hostel & other such building - 25 ltrs./day/person, Resident - 25 ltrs./day/person, at the per capita capacity.
- 14 The applicant shall plant and grow 23 Nos. shady trees in vacant land of plot.
- 15 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.
- 16 All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
- 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 in calculations shown on plan which contravenes the provisions of Development Control Regulations, 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 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.
- 22 Breach of any of the condition may lead to revocation of this permit.
- 23 Party should install solar water heating system.
- 24 Applicant should strictly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur. Vide L. No. GA/67/FD. Dt. 09/04/2013.
- 25 Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.

Enclosure : One copy / set of sanctioned plan.


 Assistant Director
 Town Planning Deptt.
 Nagpur Municipal Corporation

Copy forwarded to,

- 1 Ward Office -----, Zone No - -----, Nagpur Municipal Corporation, Nagpur, along with one copy of sanctioned plan.
- 2 The Assessor Nagpur Municipal Corporation, Nagpur.

OFFICE OF THE CORPORATION OF THE CITY, NAGPUR
(FIRE & EMERGENCY SERVICE)



No. GA/99 /FB.

Date: -16/04/2013

To,

- 1) Assistant Director (I/c),
Town Planning Deptt.,
NMC, Nagpur.
- 2) M/s Geroge Developers
G 3, Anjuman Shoppy complex,
Sadar Nagpur.

Sub: Recommendation in respect of adequate and effective installation of Fire safety measures in the proposed high-rise Residential cum Commercial Building.

With reference to your application dated 17.01.2013 and the copy of the map provided along with the relevant title papers the proposed building plan submitted by M/s Geroge Developers, on Plot No. 1, Kh. No. 166/3. 4, C.T.S. No. 511, 512, Sheet No. 75, P.H. No. 8A, Mouza-Borgaon, Dist. Nagpur are being suggested. The same should be strictly adhered to and complied with.

The fire recommendations proposed are to be incorporated at different stages like to be shown on map while construction of during RCC structure stage and final completion stage. Accordingly, you are directed to ensure that the fire personnel is informed in writing in advance about the stage of construction / during the construction for his visit to the said site to ensure proper compliance is being done by you.

It is mandatory for the applicant / builder to inform the Station Officer to call him for inspection during the construction of RCC structure and at final completion stage so as to ensure timely of compliance of the fire norms as also to incorporate amendments, if any, due to changes in fire norms.

Breach of any of the recommendations mentioned below shall automatically render this certificate invalid and cancelled and will render the concerned builder / owner occupier / chairperson / secretary of the association of the said high-rise buildings liable for action under provisions of N.M.C. and M.R.T.P. Act, as per D.C.R. 2000 National Building Code 2005 part IV & Maharashtra Fire prevention & Life Safety measures act 2006 and its rules framed there under and may also include cancellation of Building Use Permission and / or shall be liable for disconnection of essential supplied to the buildings.

Any deviations from your side as regards compliance or failure to call / inform the fire officer about his visit to the site during their relevant construction stage will automatically cancel the effect of the issuance of the said recommendation letter.

After these recommendations are fully complied you should apply to the Chief Fire Officer for the compliance certificate. If the concern Station Officer recommends for

compliance as the said Chief Fire Officer will issue compliance certificate

This is a mere Fire recommendation to be complied by builder / owner the building can be occupied for trade / business can be run under after obtaining compliance certificate from Fire Brigade Department & obtaining occupier certificate from N.M.C.

The validity of this recommendation certificate is only for **one year** from the date of issue.

Fire fighting apparatus provided in the building should be properly maintained by entering in to Annual maintenance contract for the same with specialized agencies.

The undersigned reserves the right to make any additional recommendations deemed fit during stage wise instructions as per D.C.R. 2000, National Building Code 2005 part IV & Maharashtra fire prevention & Life safety measures act 2006 recommendations from time to time.

Owner Name: M/s Geroge Developers, on Plot No. 1, Kh. No. 166/3, 4, C.T.S. No. 511, 512, Sheet No. 75, P.H. No. 8A, Mouza-Borgaon, Dist. Nagpur.

Total Plot Area	: 1023.75 Sq. mtr.
B. U. Area	: 1248.83 Sq. Mtr.
No. of Buildings	: One
Height of Building	: 20.100 mtr.
No of Floors	: LG+UG+ 5 Floor.
Type of Building	: Residential cum Commercial (Mercantile) Building.
Present Position	: Open Land.

Side Margin :- Front : 6.00 mtr. Rear : 6.00 mtrs. Side : (i) 6.00 mtrs. (ii) 6.00 mtrs.

Approach Road :- East Side 18 mtr. road, West side 4.5 mtr. road & North side 9 mtr. road.

1. 1 Nos. of internal staircases & width: 1.20 mtr. shall be provided.
2. At least one emergency staircase shall be provided of width 1.20 mtrs. away from main staircase and directly connected to the ground floor (from terrace) Fire escape staircase shall be of enclosed type separated by fire resistance door of two hours.
3. Staircase corridor, exit way, escape route should be free from any obstruction.
4. At least one lift shall be of 8 persons capacity having fire lift provision as per N.B.C. Part IV 2005.
5. The travel distance required for escape during emergency should be provided, (as per NBC Part IV)

Fire preventive and Fire protection arrangement:-

6. Proper roads in the premises shall be provided for easy mobility of the Fire Brigade Appliance & marginal spaces shall be kept free from obstructions all the time. If ramps provided in open marginal spaces, it should not affect the easy mobility of Fire Engines around the buildings.
7. Separate duct for electric wiring / cable at each floor should be provided and the duct shall be sealed at every landing. Electrical duct shall not pass through staircases.
8. Stand-by electric generator to operate fire pump, lift corridor light, emergency light so as to meet NBC norms should be provided.

Fire Protection arrangement/ Water availability and fire-fighting installations.

9. Overhead water storage tank: - 25,000 liters exclusively for fire fighting purpose.
10. Fire Pumps at terrace level: - 01 electric pump of capacity 900 Liters/Minutes Discharge.

11. Vertical riser - cum - downcomer (Location shown in plan) - 100 mm. G.I. "C" type in vertical position connected to water source through pump with hydrant outlet on each floor (0.9 mtrs. above landing) shall be provided as per I.S. specification.
12. Hose Box with front side glass containing hose pipe of 30 mtrs. length & branch pipe shall be provided on each floor near hydrant connection & shall be as per I.S. specification.
13. Hose Reel 30 mtrs. length shall be provided on each floor on riser connection with shut off nozzle as per I.S. specification near each landing valve.
14. Three way fire Service Inlet shall be provided.
15. One court yard hydrant shall be provided at ground level.
16. Manual Fire Alarm System shall be provided on all the floors.
17. Sprinkler system should be provided in Lower & Upper floor and appropriate places.
18. Automatic fire Detection and alarm system should be provided at appropriate places.
19. **First Aid Fire fighting arrangement should be as under.**
 1. **Low Ground +Upper Ground Floor:** - 06 Nos. ABC type store pressure extinguisher of 6 kg. capacity & 4 Nos. Mechanical Foam extinguisher of 9 liter capacity & 2 No. water buckets & 2 Nos. Sand buckets.
 2. **1st to 5th Floor:** - 2 Nos. ABC type store pressure extinguisher of 5 kg. capacity.
 3. **At Electric motor Room & Lift Room & Generator Room:** - 1 No. of Co2 extinguisher of 4.5 kg. capacity shall be provided at each room.
20. Balconies / terrace shall not be covered and shall be kept open to serve as refuge area.
21. Lightning arrester should be provided to this building.
22. Electrical services are to be provided as per Annexure C1. 12 (NBC Part 4.)
23. House - keeping to be maintain as per Annexure C7 (NBC Part 4.)
24. No inflammable liquid should be stored in this building other than domestic use.
25. No mobile tower to be erected over this building without prior permission from chief Fire Officer, Nagpur Fire & Emergency Service, NMC
26. All the system & the equipment shall be installed by approved license agency & fire fitness certificate to produced to this department twice in the year i.e. in the month of July and January as per the provision of Maharashtra Fire prevention and life safety measures act 2006.
27. Underground water storage tank, rain water harvesting pit in open marginal space and RCC slab on underground ramp should not cause obstruction and should be constructed as to bear load of Fire Brigade Vehicle. (45 tons as per N.B.C.)
28. Control Panels: - Control panels shall be installed at the ground floor level in the service/core area connected to control room as per NBC, C - 5.
29. Alternate electric supply to run fire pumps and emergency lighting fire lift shall be provided.
30. Fire drills & evacuation procedures shall be carried out at specified intervals.
31. The plans of this proposed building should be approved by the competent planning authority according development control Rule and deviation, corrections if any shall be intimated to this department. If this building plan is rejected the same shall also be informed to this department.

33. Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the building" should be displayed in security cabin.
34. It shall be ensured that security staff of the building are trained in handling fire fighting equipments & fire fighting.
35. Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
36. Emergency lights shall be provided in all the staircase & corridors, passageways, Gangways etc.
37. FRLS (Fire retardant Low Smoke) cables should be used for all installations.
38. All other Fire & Life safety provisions shall be as per N.B.C. Part IV 2005 & D.C.R. 2000 for Nagpur City.
39. Following arrangement of fire protection & prevention measure shall be maintained during the time of construction work.
 - i. Dry riser of minimum 100mm dia pipe with hydrant out let on the floors constructed with a fire service inlet.
 - ii. Drums filled with water of 2000 capacity with two fire bucket on each floor.
 - iii. A water storage tank of minimum 20,000 liter capacity which may be used for other construction purpose also.

On above terms and conditions the fire prevention and protection recommendation certificate is hereby granted. Applicant / owner should obtained compliance occupancy certificate from this department before taking building in use.

Valid up: - 15/04/2014

NAGPUR MUNICIPAL CORPORATION
FIRE SERVICE DEPARTMENT

Encl: One copy of Map.

Copy to: 1) Station Incharge
Civil Fire Station.

(Signature)

16/4/13
Chief Fire Officer

Fire and Emergency Service
Nagpur Mpl. Corporation.