



NAGPUR MUNICIPAL CORPORATION, NAGPUR.
(Town Planning Department)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No.: 42 /T.P.(N)/NMC/ 2-9

Date : 3/2/2018

To,
Shri. Jivan V. Nikose
Plot No. 31, Lashkaribag,
Mouza Bhankheda,
Nagpur.

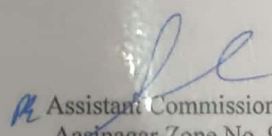
Sir,

With reference to your Application/Plan No. **102/T.P./Z-9** dated **23/12/2015** for the 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 correct building on Plot No. **31**, House No. **800**, Prabhag/Ward No. **53**. City Survey No. **51**, Kh.No. -----, Sheet No. --- of village (Mouza) **Bhankheda** situated at Road/Street **Lashkaribag**, Nagpur the commencement Certificate/Building permit is granted subject to the following condition;

1. The land vacated in consequence of the enforcement of the set - back rule shall from part of the public street.
2. This permission does not entitle you do 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 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 front age streets listed in Development Control Regulations.
9. No depanure 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 corporation of the city of Nagpur Act 1948.
10. All drainage work shall be got done through licenced plumber approved by N.M.C.
11. All sanitary requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur City.
12. Rainwater pipeline shall not be connected to sewer line and separate arrangement for opening rainwater to roadside storm drain shall be made.

13. 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.
14. All the provisions in sanctioned Development control regulations for Nagpur City shall be binding on you.
15. Necessary arrangement for rainwater harvesting shall be done.
16. The applicant shall plant and grow _____ shady trees in vacant land of plot.
17. The water connection and sewage disposal is not guaranteed by N.M.C.
18. Dustbins of suitable sizes should be provided within 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 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 condition 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 condition shall lead to revocation of this permit.
25. Touching construction is given at the risk and responsibility of the party.
26. Solar water heating system should be installed.
27. The conditions mentioned in the NIT Lease deed shall be binding to applicant for the proposed construction in NIT lease hold plot.
28. For NIT lease hold plot, party shall have to obtain the NOC from NIT before starting the proposed construction on such plot.
29. As per order of Hon'ble High Court construction and renovation work is not allowed from 8:00 p.m. to 8:00 a.m.
30. _____
31. _____

Enclosure: - One Copy / set of sanctioned plan.


Assistant Commissioner
Aas Nagar Zone No. 9
Nagpur Municipal Corporation

Copy forwarded to:-

1. The Assessor, Nagpur Municipal Corporation for information.
2. The Sub Divisional Engineer / Officer Zone No. (PWD), 9 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.