Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ 590		Dispatch Date : 19/12/22.
To,		20220421101
Name of the Person	गोल्डन होम्स इन्फ्रास्ट्रक्चर तर्फे श्री अशोक वेदप्रकाश अग्रवाल व श्री घनश्याम कल्टीवेटर्स प्रा. लि. तर्फे श्री विनय आर. राठी	
Adress of the Applicant	प्लाट नं २८३ प्रभात संकुल अपार्टमेंट धरमपेठ नागपूर ४४००१०	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. 2004202232/20220421101/2913	Date : 16-Dec-2022
Site of Proposed Work, Plot No. :	LAND	
Mouza & Khasra :	Pipla-136/2	
Layout Name :	MLIK MAKBUJA;PIPLA;136/2	

Sir, With reference to your application number 2004202232 dated 21-APR-2022 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivence any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 28/11/2022. As per the Provisions of UDCPR-2020 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. 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 permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" to the NMRDA.

8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G".This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate.The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued.The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution..

10. W.C, Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner"s order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 79 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 1/06/2022.

24. This sanction is subject to the conditions of Development Agreement/~~Approval~~ ~~Letter~~ Dated 25/08/2022 with NMRDA/~~NIT~~.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competant Authority Dated 1/9/2022 Letter No. MFS/NMC/FES/021/2022

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 5/04/2022

27. This sanction is subject to the conditions of NOC from Gram Panchayat Pipla dated —/—/—

28. Neccessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated 14/3/2022

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated 25/8/2022

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

Enclosure :
One Copy / One Set of Sanctioned Plan

19.12.22

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

20220421101

Copy To:

1. The Divisional Engineer-I, NMRDA, South Division, Nagpur with a copy of sanction building permit building plan (enclosed herewith) for neccessary action

—Sd—

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

39) This Sanction is Subject to Condition that Flats shall be released as per Condition No. 17(9) of the Development Agreement Dt. 25-8-2022

40) **SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 19/12/2022 OF STRUCTURAL DESIGNER AND APPLICANT**

41) **Subject to the provisions of structural drawings submitted by applicant.**

42) **Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.**

43) **Subject to the condition that Deve' Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued**