



Nagpur Improvement Trust

PBX No. : 2531431
2531432

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate

u/s 45 of M.R.T.P. Act



2023071135

Name of the Person	SHRI. SUHAS ASHOK DOMDE ; SMT. URMILA PRAKASH MAHADULE		
Address of Applicant	PLOT NO. 50, BANTE LAYOUT, OPPOSITE UJWAL NAGAR, WARHD ROAD, NAGPUR		
Permit No. :	B.E (SOUTH)/ Case No. 258858/ Tracking No. 2023071135/	2195	Date 25/07/2024
Site of Proposed Work, Plot No. :	24-25-26-27		
Mouza & Khasra :	Babulkheda-87/1,87/2		
Layout Name :	SHRAVASTI CO.OP HSG.SOC.(BLOCK-B) Babulkheda-87/1,87/2		

Sir, With reference to your application number 258858 dated 11-JUL-2023 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission. The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan 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 Chairman, NIT 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 departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the NIT may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued.
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" of U.D.C.P.R. to the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed Appendix "H" of U.D.C.P.R.. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in Appendix "G" of U.D.C.P.R.. This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.
9. Any person who contravenes 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 appliances 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 U.D.C.P.R.

for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.
 13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter 12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.
 14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust. The Developer shall install Display Board on conspicuous place as per the clause no.2.8.3 of U.D.C.P.R.
 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 Improvement Trust 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 Improvement Trust land and road sides without permission in writing from Chairman 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 Improvement Trust land without Trusts 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 Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.
 18. Subject to the condition that the party will plant and grow in vacant land 16 Nos. 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 Improvement Trust.
 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. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956
 24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.
 25. 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.
 26. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity 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 The Chairman, NIT in this regard shall be final.
 27. 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. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
 28. 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.
 29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability.
 30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.
- 31) subject to conditions in Fmt. For NOC & final fire compliance.

Enclosure : One Copy / One Set of Sanctioned Plan



2023071135

Date of Generation : 10/01/2024

Copy to : -

1. The Divisional Officer, South Division Hanuman Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

(L.Y. Raut) 13/01/24
Building Engineer (S)
Nagpur Improvement Trust, Nagpur

-Sd-
(L.Y.Raut)
Building Engineer (S)
Nagpur Improvement Trust, Nagpur



नागपूर सुधार प्रन्यास

(www.nitnagpur.org)

(महाराष्ट्र शासनाच्या नगर विकास विभागाच्या अधिपत्यातील स्थानिक नियोजन प्राधिकरण)
नागपूर सुधार प्रन्यास कायदा १९३६ च्या अंतर्गत स्थापना

(भुखंड एकत्रीकरण)

(गुठेवारी अधिनियमांतर्गत नियमित झालेल्या भुखंडाचे एकत्रीकरण महाराष्ट्र शासनाचा शासन निर्णय क्रमांक टिपीएस-२१०/२४११/प्र.क्र.८४/२०१३/नवि-९ दि. ०६/०५/२०१५ व नासुप्र विश्वस्त मंडळाचा ठराव क्रमांक १८/११४८(तहकूब)/१४.०७.२०१५/अ.अ. नुसार)

क्रमांक :-इ.अ.(द)/ ८९५

नागपूर, दिनांक १३/६/२०२३

Name of Individual	SMT. URMILA PRAKASH MAHADULE ; URMILA PRAKASH MAHADULE ; SHRI. SUHAS ASHOK DOMDE		
Address	PLOT NO. 50, BANTE LAYOUT, OPPOSITE UJWAL NAGAR, WARHD ROAD, NAGPUR		
Name of Layout	SHRAVASTI CO.OP HSG.SOC.(BLOCK-B)		
Mouza & Khasra	Babulkheda-87/1,87/2		
Plot Number	24-25-26-27		
Plot Area	As per Sale-Deed	732.322 SQM.	Details of Paid Amount 1. Additional Regularisation Charges for Transfer of Property @Rs. 16/sq.ft. 120193 2. Amalgamation Charges for Plot 175860 3. Mutation Charges for Transfer of Property Including Legal Heirs 900 4. Regularization Charges for Plot Area (Sq.m)** 111792 5. Scrutiny Charges for Plot Merging 1000 Total Amount (Rs.) 409745
	Amalgamated Area	672.246 SQM.	
Plot Area Surrendered to NIT		60.076 SQM.	
User for which the plot is Regularised.		Residential	

१. प्रस्तावानुसार भुखंडाचे एकत्रीकरण केल्या नंतर भविष्यात विभाजन अनुज्ञेय राहणार नाही.
२. संदर्भाकीत भुखंडाचे एकत्रीकरणानंतर या भुखंडाला एकच घटक समजण्यात येईल.
३. एकत्रीकरणानंतर भुखंडाचे चटईक्षेत्र निर्देशांकात बदल होणार नाही.
४. भुखंडाचे एकत्रीकरणानंतर तो ज्या झोनचा असेल त्या झोनचाच उपयोग अनुज्ञेय राहील.
५. नियमानुसार प्रस्तावित भुखंडावर बांधकामापूर्वी ना.सु.प्र. कडून इमारत नकाशे मंजूर करून घेणे अनिवार्य राहिल.
६. नियमितीकरण पत्रातील सर्व शर्ती व अटी लागू राहतील.

(Signature)
इमारत अभियंता (द)
नागपूर सुधार प्रन्यास



202306065

Enclosed :- Amalgamation Plan

Copy to :

1. The Divisional officer (South),
Nagpur Improvement Trust for information with a copy of plans for record.