

दिनांक	व्यवहार	नोटणी खंड	नवीनधारक (भा) पट्टेदार (प)	साक्षात्कृत
१९/०४/८६	१०० दि १६/३/८६ मन्वर्ग २- १८६००००/- मन्वर्ग २० सि ६८, १६६, १६६ मन्वर्ग १००० ० मन्वर्ग २८१६-८५ मन्वर्ग १००० मन्वर्ग २८१६-८५ मन्वर्ग १००० मन्वर्ग २८१६-८५ मन्वर्ग १००० मन्वर्ग २८१६-८५ मन्वर्ग १००० मन्वर्ग २८१६-८५ मन्वर्ग १००० मन्वर्ग २८१६-८५	२००० १९३०	हारागण इन्फ्रानां २ प्र. लो. लो. मन्वर्ग २ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५	मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५
२०/०४/८६	गंगाधर-२८ मन्वर्ग मन्वर्ग २८१६-८५ ५२३६ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५	२००० १९३०	गंगाधर-२८ मन्वर्ग मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५	मन्वर्ग २८१६-८५ मन्वर्ग २८१६-८५

नमन-५
८२५१/३
१०/८२



कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मीजा :- ४१५६

म.का.नं. :-

न.प्र.क्र. :- ३४८

पु.नि.प.क्र. :-

[illegible]

62626
 201
 201

सत्यप्रतिलिपी

शिक्षण

न. पू. क्र. ३
नागपुर

नगन - ४

8283/3090

99 / 80



NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

1st Floor, Narang Tower, Palm Road, Civil Lines, Nagpur-44001. Ph. 9721-2557310
Fax No. 0712-2501584. Website - www.nmc.nagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. -

Date- 06/07/2017

To,

13/07/2017

M/s Taragan Infrastructures Pvt. Ltd.
Through Shri. Brashant Wasade,
Jaitala, Nagpur.

Sir,

With reference to your Application /Plan No.- 20/Jaitala/TP/NMC/Revised. Plan dated 05/05/2016, for the grant of sanction of Commencement Certificate under Sections 43 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 Plot No. 9, House No. 1047, Kh. No. 78, 166, 167, 168, City Survey No. 489 & 648, Sheet No. 37(571) & 44 (572), Ward No. 74, of village / Mavara - Jaitala situated at Road / Street - Nagpur, the commencement Certificate/Building permit is granted subject to the following conditions:

1. The land vacated in 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 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 'I' 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 the corporation of the city of Nagpur act 1948.
10. All water supply work shall be got done through licensed plumber approved by N.M.C.
11. All sanitary requirement and drainage requirements 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 annum 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. 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. The applicant shall plant and grow ~~minimum~~ Nos. shady trees in vacant land of plot.
16. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters per person per day as per NMC Circular No. NMC/TP/ADMIN/2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix- 'S' (Regulation No. 35). 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.
17. As per Regulation No. 36 Model building bye-laws to provide facilities for physically Handicapped persons provision of facilities for Handicapped Person shall be provided as specified in a Appendix "T". As per notification TPS-1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public.
18. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. 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.
23. 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.
24. 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.
25. Breach of any of the condition may lead to revocation of this permit.
26. Seismic analysis of the building for earthquake be submitted with structural design and drawing duly checked from VNIT for NMC record before one month of commencement of construction or after three month from the sanction of building plan whichever is earlier.
27. Additional charges for High Rise building in future (if applicable)
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. As per circular dt. 03/01/2014 applicant should take the occupancy certificate.
30. 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. FES/2540/CFO, Dt. 16/03/2017.

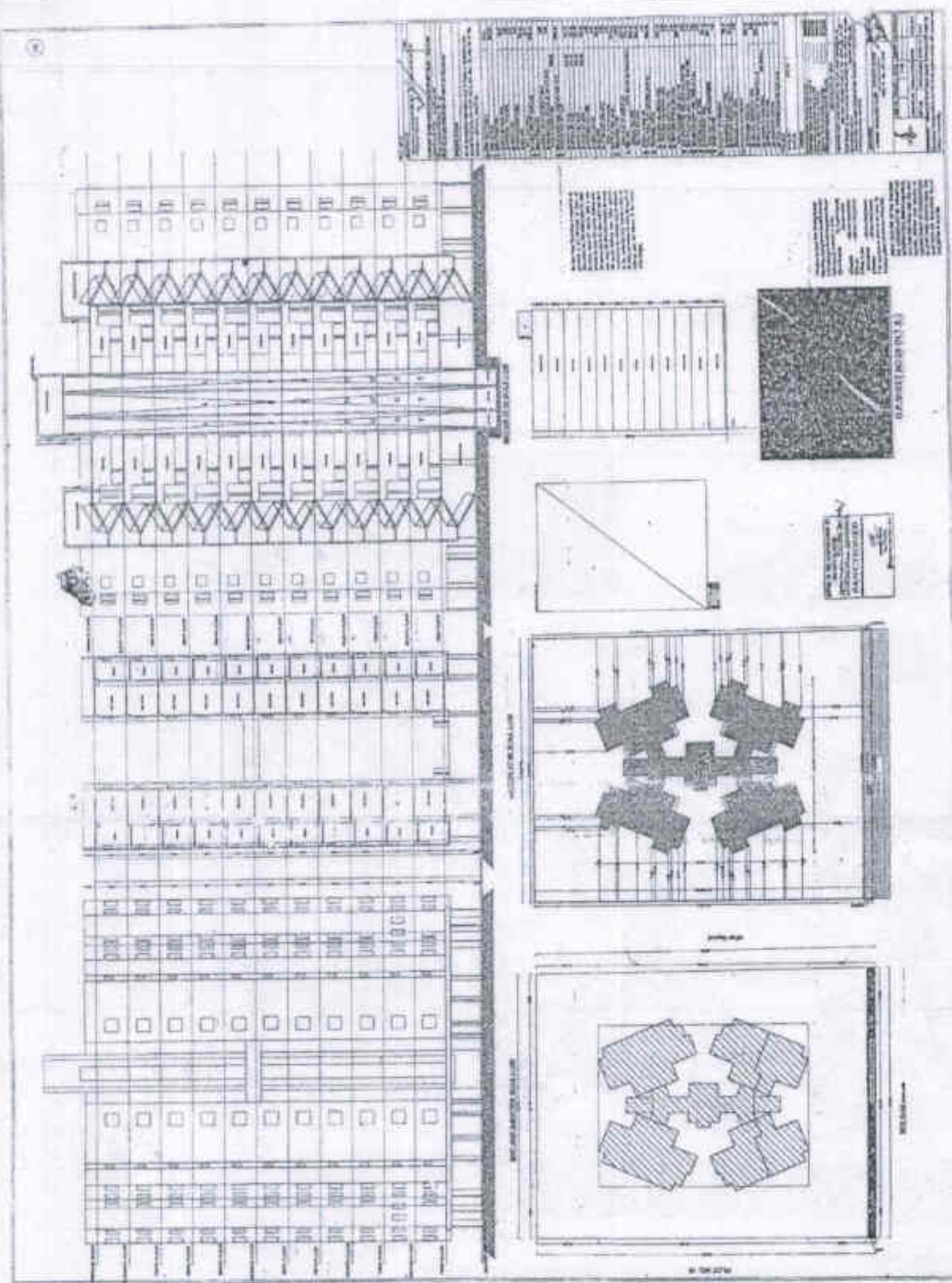
Enclosure : - One copy - set of sanctioned plan.


 Assistant Director
 Town Planning Deptt.
 Nagpur Municipal Corporation

Copy forwarded to :-

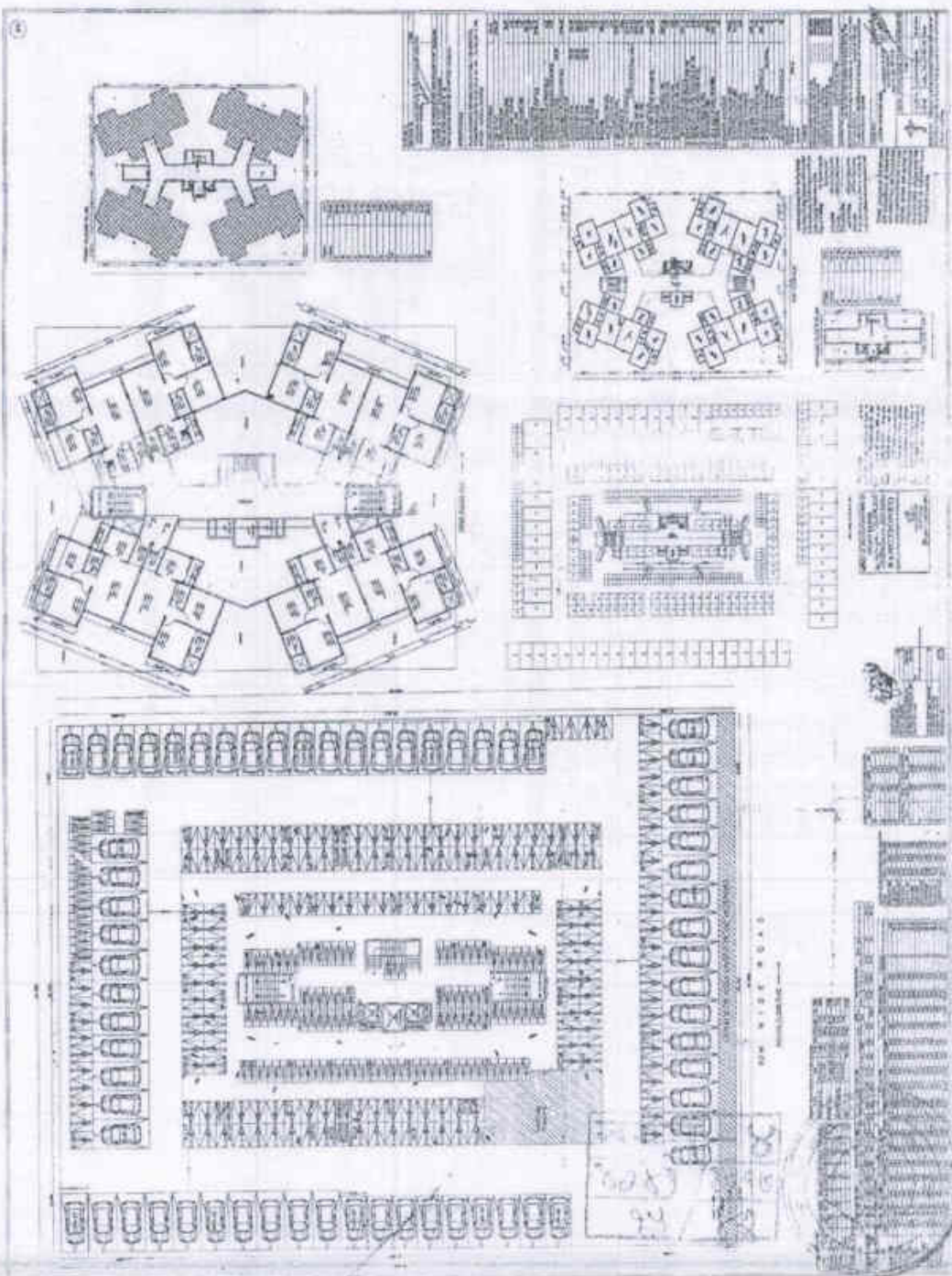
1. Ward Office Laxminagar Zone No - 01, Nagpur Municipal Corporation along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.

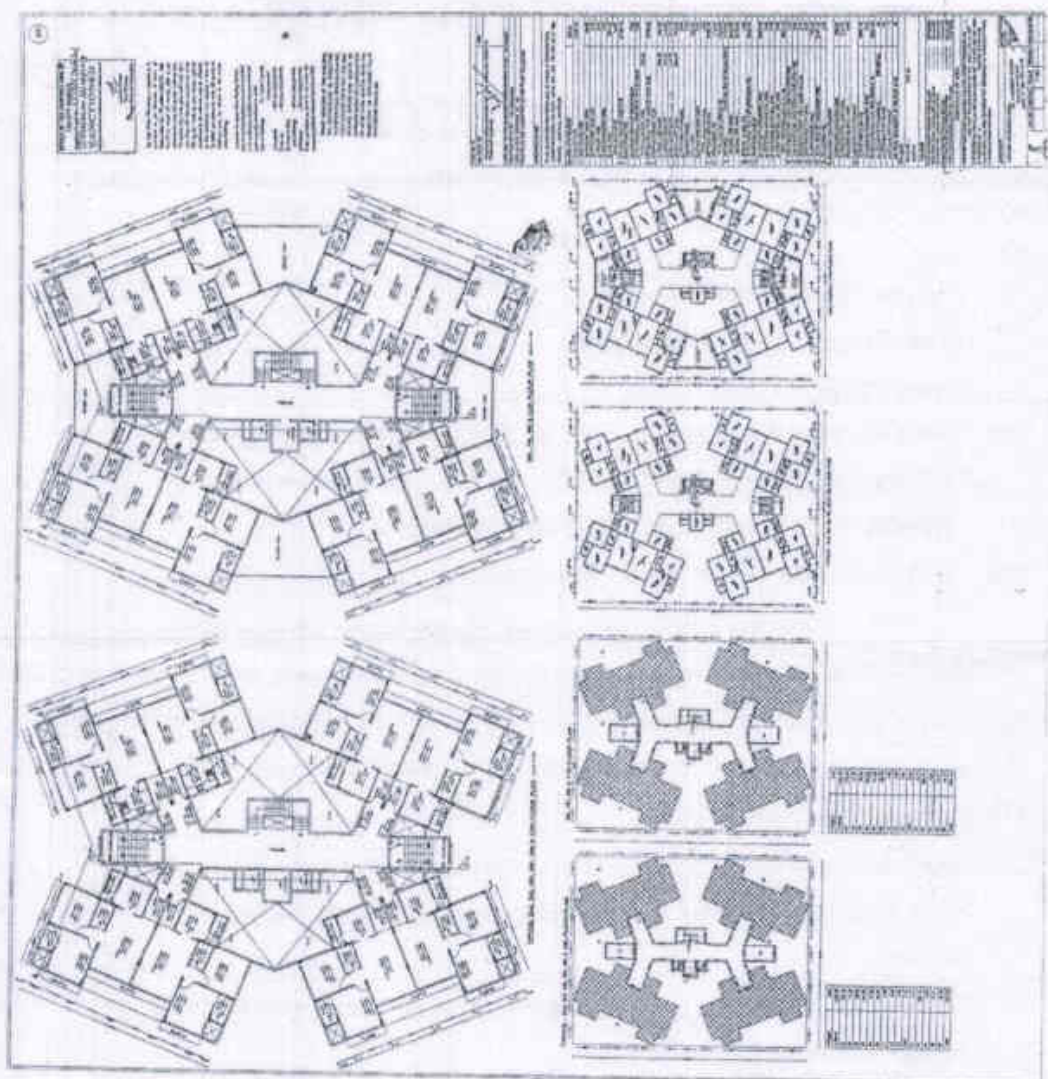




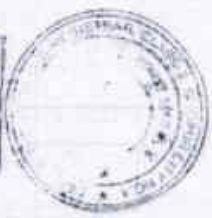
नगर ४
४२५१
३४/४२







गणित - ३
 ४२४७/२०१७
 १६/४२



नागपूर महानगरपालिका, नागपूर

(नगर रचना विभाग)

महिला मंडळ, नागपूर, टोपन भाग, टी.डी. सिविल लाईन्स, नागपूर-४४० ००१, दुरध्वनी क्र. ०२१२-२५६०३१६

फॅक्स क्र. ०२१२-२५६०८४, वेबसाईट - www.nmra.nagpur.gov.in

ज.क्र.मनपा.न/मरवि/३१३१.न.न.१०/२१

दिनांक: २२/०८/२०१६

प्रति

मे.कंदादेश्वर बिल्डर्स अँड डेव्हलपर्स तर्फे पाटनर,

श्री. माधव डब्लु. देशपांडे व श्री. अमिजीत दुधाने,

जयताळा, नागपूर.

विषय:- मीजा - जयताळा येथील खसरा क्र. १६६, १६७, १६८, ७८ या दि. २३.०७.२०१३ रोजी मंजूर केलेल्या अभिन्यासातील अंतर्गत रस्त्याचे रुंदीकरणाकरीता १.५० मी. + १.५० मी. = ३.०० मी. रुंद जागा हस्तातरीत करण्यास्तव भागशः नकाशास मंजुरी प्रदान करण्याबाबत.

संदर्भ:- आपले या कार्यालयास प्राप्त पत्र क्र. १३५७ दि. १६.०७.२०१६

आध्या. मीजा - जयताळा खसरा क्र. १६६, १६७, १६८, ७८ सिटी सर्व्हे क्र. ४८९ व ६४८ या मंजूर अभिन्यासातील मुखड क्र. ६, ७, ८, ९, १०, ११ व १२ समुख रस्ता दोन्ही बाजूने प्रत्येकी १.५० मी. रुंदीची जागा संदर्भ रस्ता एकूण १२.०० मी. रुंदीचा होण्यास्तव व उक्त रस्ता विनामोबदल हस्तातरीत करण्यास्तव अभिन्यासाच्या भागशः नकाशास मंजुरी मिळण्यास्तव दाखल केलेल्या प्रकरणात खालील अटी व शर्तीच्या अधिने राहून मंजुरी प्रदान करण्यात येत आहे.

१. नकाशात दर्शविण्याप्रमाणे प्रस्तावित १२.०० मी. रुंद रस्त्याकरीता दोन्ही बाजूने प्रत्येकी १.५० मी. रुंदीच्या जागेचा ताबा रस्त्याकरीता स्वतः विभागकडे दिला असल्याबाबतची ताबा पावती सादर करावी लागेल.
२. अर्जदारास मुखड क्र. ६, ७, ८, ९, १०, ११, १२ बाबत नगर भुमणन विभागकडून मुखड क्षेत्रफळाच्या तादी सुधारीत करून घेणे आवश्यक राहील.
३. संदर्भ हस्तातरीत केलेल्या जागेचा मोबदला मुखडधारकास/अभिन्यासधारकास मिळणार नाही.
४. विद्यमान रस्ता मंजूर अभिन्यासाच्या नकाशानुसार ९.०० मी. प्रमाणे विकसित केला आहे. प्रस्तावित रस्त्याची रुंदी १२.०० मी. करण्यात येत असल्यामुळे हा रस्ता अर्जदारास १२.०० मी. रुंदीप्रमाणे स्वतःचीने निर्धारित मानकाप्रमाणे क्षेत्रीय जाग्यालयाच्या मान्यतेने करणे बंधनकारक राहील. यानुसार हा रस्ता विकसित झाल्याशिवाय आणि मनपाच्या क्षेत्रीय जाग्यालयाचे प्रमाणीत केलेल्यानंतरच अर्जदाराला दुसऱ्यातीव भोगदरा प्रमाणावर नितीमित करणे आवश्यक राहील.

नयन - ४
४०४९/२०१६
१६/४२



परील अटी धर्तीरीकल यापुर्वी मगया पत्र क मनपाना/नरवि/अभि मजुरी तत्कत /08
दि 33.07.2013 अन्वये दिलेल्या अंतिम अभिन्यास मजुरीतील अटी व शर्ती विकासकास/अर्जदारास लागू
अस्तगील

सहप्रत्र - भागश मजुर नकाशाची प्रत


सहाय्यक संचालक

नगर रचना विभाग
महानगरपालिका, नागपूर

- प्रत - 1) स्वाक्षर अधिकारी महानगरपालिका, नागपूर यांनी मजुर अभिन्यासातील मुखाड क 6, 7, 8, 9, 10
11 व 12 समुख रस्ता दोन्ही बाजूनी प्रत्येकी 1.50 मी रुंदीची जागा संदर रस्ता एकुण 12.00 मी
रुंदीच्या हीमेल्लय हस्तातरीत कसून घेण्याची कार्यवाही करावी
2) सहा आयुक्त, लक्ष्मीनगर झोन क 1 यांना माहितीस्वरुप व कार्यवाहीस्वरुप अर्पणित

8289

21/82



