NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BULDING 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. – 46/BP/Chinchbhuvan/TP/NMC/29 **Date-** 16/06/2012

To,

M/s Shri. Appaswami Infrastructure Through
Partner Shri Sunil Choudhari and others.
Chichbhuvan, Nagpur.

With reference to your Application / Plan No. – **29/ Chichbhuvan /TP/ NMC** / dated **08/05/2012**, for the 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. – ....., Plot No – **02**, Ward No.- **75**, City Survey No. – **411**, Khasra No. **237**, of village/Mauza – **Chichbhuvan,** situated at Road/Street – **Wardha Road, 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 drainage work shall be got done through licensed plumber approved by N.M.C.
11. All sanitary requirement 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 sqmt. of built up area for the failure of the owner of any building to provide or to maintain the Rain Water Harvesting structures as required under these byelaws.
13. In case of existing , proposed building where facilities are used by the public, the applicant should provide facilities for physically handicapped persons, as per the provisions of Development Control Regulations – 2000 vide Regulation No. 35, Appendix 'F'.

14 The applicant shall plant and grow **40 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 Party should obtain the permission for water connection and sewer line connection from NMC and also for other amenities from the respective authority.

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 If at any time it is found that the documents submitted by the party are false/forged, the NMC shall revoke the building permission.

22 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.

23 Breach of any of the condition may lead to revocation of this permit.

24 Party should install solar water heating system.

25 Party shall have to follow the conditions mentioned in NOC of Fire Dept.

Enclosure :- One copy / set of sanctioned plan

Sub Divisional Engineer.
Town Planning,
Nagpur Municipal Corporation, Nagpur

Copy forwarded to ,

1) Ward Officer –**Laxminagar** Zone No. 1 Nagpur Municipal Corporation, Nagpur, along with one copy of sanctioned plan
2) The Assessor , Nagpur Municipal Corporation , Nagpur.