NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Wing B & C, Third floor Shri Chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Lines, Nagpur-440 001,
Ph.No. 0712-2567016,Fax No. 0712 – 2561584, Website – www.nmc.org.in

Permit No. – 437/BP/Borgaon/TP/NMC/44 Date- 05/2/2019

To,

M/s Supreme Urban Realities Pvt. Ltd.,
Through Managing Director Shri Mutruza Hamza Kothawala ,
Block No. 123/125, Shridevi Ratan Complex, Agyaram Devi Sq.,
Subhash Nagar Road, Ganeshpeth, Nagpur- 440018.

With reference to your Application/Plan No. **44/Borgaon/TP/NMC/Proposed Plan Dt. 06.07.2015,** Resubmitted on 14.03.2018 for grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966, to carry out development work / to erect building on, Plot No.**P-3** -, House No. **125 – A/P-3,** Ward No.**62,** CTS No. **497,** Sheet No. **60,** Kh.No. **174/1** of village/Mouza – **Borgaon** /situated at Road / Street – **Katol, 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 <u>one year</u> 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. No Construction /Renovation activities would be carried out between 8.00 pm. To 8.00 am as per directions issued by Hon'ble High court of Judicature at Bombay, Nagpur Bench in PIL no. 106 of 2015 on 18/02/2016.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'
6. 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.
7. 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 'J' along with three copies of completion plan.
8. The building shall be used for the purpose shown in the approved plans.
9. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
10. 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.
11. All water supply work shall be got done through licenced plumber approved by N.M.C.
12. All sanitary requirement and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. 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.
14. 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.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.