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)/ 714		Dispatch Date : 30/04/2021
To,		202012039
Name of the Person	१) श्री. स्कायलॅब आनंद भनारे, २) श्रीमती. अनिता पुरूषोत्तम भनारे, ३) श्रीमती. मिनाक्षी सुजित भनारे, ४) श्री. सुजित जागेश्वर भनारे, ५) श्री. अतुल नामदेवराव श्रीराव	
Adress of the Applicant	प्लॉट नं. १, द्वारा नॅशनल हार्डवेअर, मानेवाडा रोड, नागपूर– ४४००२७	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. 17119240/202012039/2035	Date : 22-Apr-2021
Site of Proposed Work, Plot No. :	Land	
Mouza & Khasra :	Bahadura-109	
Layout Name :	MALIK MAKBUJA; MZ- BAHADURA; KH NO 109 Bahadura-109	

Sir, With reference to your application number 17119240 dated 03-DEC-2020 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 23/3/2021. 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.