NAGPUR MUNICIPAL CORPORATION

(TOWN PLANNING DEPARTMENT)
SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. -85 / Nagpur [illegible] T.P. (E) / N.M.C. / 811 Date: - 02/07/ 2009

To,
M/s. KSL & Industries Ltd.
Plot No. 1 & 2, Empress City,
Walker Road, Nagpur 440 018.

Sir,

With Reference to your Application / Plan No. **811/T P (E)** Dated **26.10.2007** for the grant of Sanctioned 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.- **924** Plot No.-**1 & 2** Kh.No.- **363,364/1 & 373** Ward No.**6** City Survey No. **101/1, 101/2 & 2399** Sheet No.**199 & 65-66** of Village and **Nagpur and Sitabuldi,** Nagpur Situated at Road / Street **Walker** Nagpur the commencement Certificate Building Permit subject to 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 year.
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 "H", you may proceed with the rest of the work.
6. No new building or part there of 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.
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 departure from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that 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 may 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 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 678 nos shady trees in vacant land of plot.
16. The water connection and sewage disposal is not guaranteed by N.M.C.
17. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
18. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
19. 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 not fit into regulations shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
20. The sanction is subject to condition of agreement executed by party on DT.....
21. 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.
22. Breach of any of the condition may lead to revocation of this permit.
23. Solar Water Heating System should be provided by the party.

Enclosure: - One copy / set of sanctioned plan.

Assistant Director, (I/c),
Town Planning,
Nagpur Municipal Corporation, Nagpur

Copy Forwarded to,

1. Ward Officer Dhantoli Zone No.4 Nagpur Municipal Corporation, Nagpur. Along with one copy Sanctioned plan.
2. The Assessor, Nagpur Municipal Corporation, Nagpur.