Nagpur Improvement Trust

PBX No. : 2531431
2531432

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2499/2890/CR-356/09/AUD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTP Act 1966)

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

No. BES/323 Dt. 25 MAY 2012.

2011112468

To,

THE VIDARBHA PREMIER
CO-OP.HSG.SOC.LTD.THR.VOICE PRESIDENT,
PRABHAKAR BALIRAM KATHIKAR

HEAD OFFICE,GANDHI SAGAR,NAGPUR

Permit No. : B.E (SOUTH)/ Case No. ,,3266/ Tracking No. 2011112468/ **Date :** 23-May-2012

Site of Proposed Work, Plot No. : 3

Mouza & Khasra : Chikhali Khurd-14/7

Layout Name : Gundecha Layout Chikhali Khurd-14/7

Sir, With reference to your application number ,,3266 dated 22-NOV-2011 for the grant of sanction of Commencement Certificate under section 45 & 69 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 City/RP.The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through 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 Chairman 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 certiface / development certificate.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 Byelaws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.

6.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 Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".

7. The initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format ¿H¿ from the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J".This certiface shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravences any of the provisions of these regulations, any requirements or