# Nagpur Improvement Trust

PBX No. : 2531431
2531432

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2890/CR-356/09/UD-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.BE(Metro)/ B.P./85 | | Dispatch Date : 30/10/2012 |
| To, | | 2012081672 |
| Name of the Person | मे ओम शिवम बिल्डकॉन प्रा लि व इतर ३ | |
| Adress of the Applicant | २०३ गोकूल केशव अपा देव नगर खामला रोड नागपूर | |
| Permit No. : | B.E (Metro)/South/Nagpur (Rural)/ Case No. MB922/2012081672/113 | Date : 25-Oct-2012 |
| Site of Proposed Work, Plot No. : | 2 | |
| Mouza & Khasra : | Shankarpur-66/2 &66/1 | |
| Layout Name : | Ma'ik Makbuja;Shankarpur;Kh no 66/1,66/2 | |

Sir, With reference to your application number MB922 dated 16-AUG-2012 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.Building Plans are approved by Hon.Chairman, Nagpur Improvement Trust vide order dated 11/10/2012..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 certifcate 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 certificate / 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.

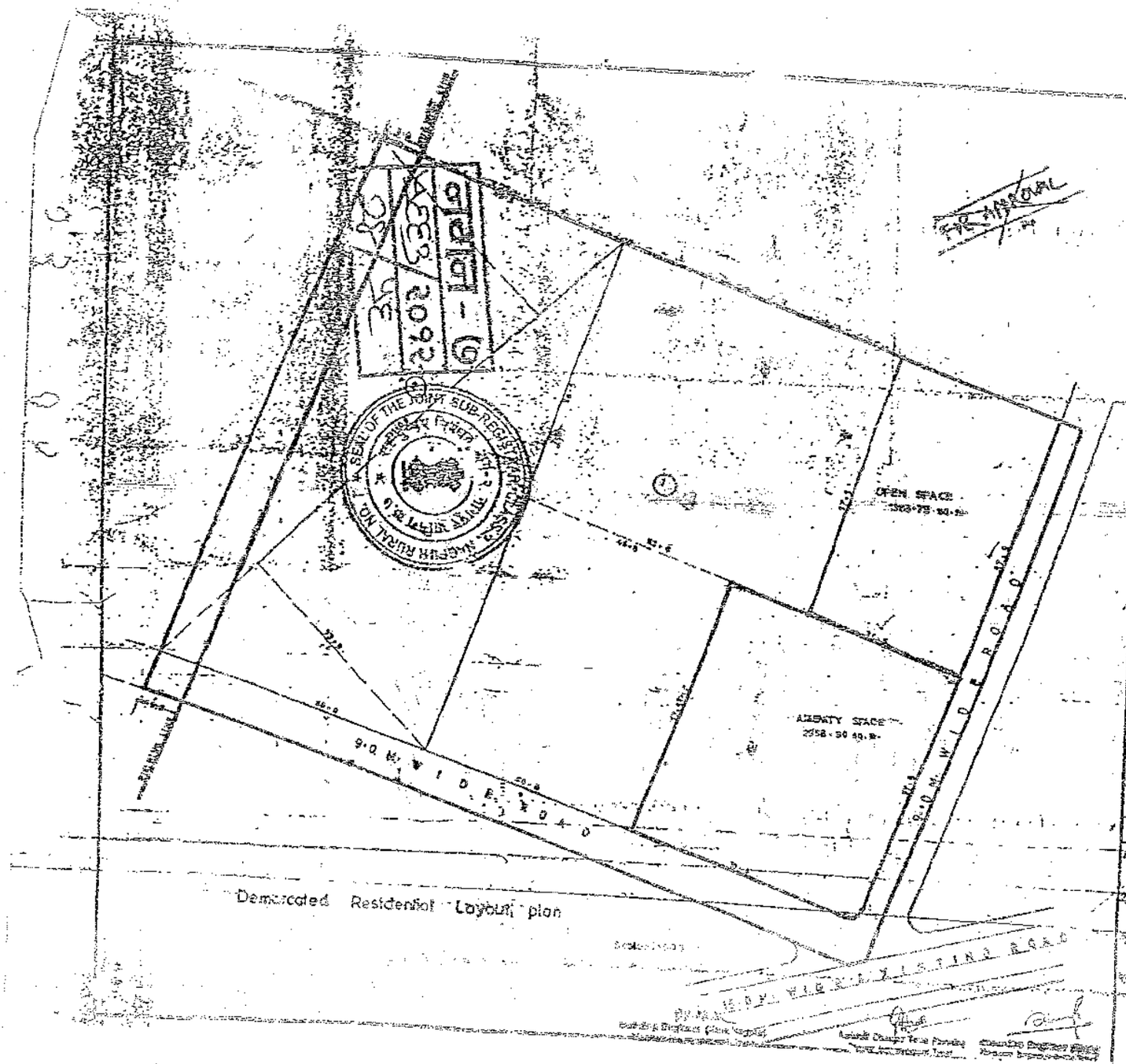
3. This permission does not entitle you to develop the land which does not vest in you.

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 By-laws.

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.




DEMARCATED RESIDENTIAL LAYOUT PLAN ON SURVEY NO-66/1, 66/2, OF MOUZA- SHANKARPUR, P. H. NO. 42, TAH. & DISTT. NAGPUR.

Owner's name :-

**Area statement :-**

| | | | | | |
|---|---|---|---|---|---|
| 1) AREA | UNDER | TOTAL | LAND | 69.26 % | 13,700·00 sq. m. |
| 2) AREA | UNDER | OPEN | SPACE | 12.00 % | 2358·75 sq. m. |
| 3) AREA | UNDER | AMENITY | SPACE | 12.00 % | 2358·50 sq. m. |
| 4) AREA | UNDER | PLOT | | 6.74 % | 1325·50 sq. m. |
| 5) AREA | UNDER | ROAD | | 07.00 % | 1769·50 sq. m. |
| | | | | | 19,812·75 sq. m. |

**Plot area statement :-**

| Plot no | Plot No. | Plot area | Tenement Deduction | Plot area | Nos of Plot | Total plot area |
|---|---|---|---|---|---|---|
| 1 | 45·0 × 57·5 = 2587·50 sq.m. | 6259·00 | - | 6259·00 | 1 | 6259·00 sq. m. |
| 2 | 45·0 × 57·5 = 2587·50 sq.m. | 6713·75 | - | 6713·75 | 1 | 6713·75 sq. m. |
| | | | Total plot area | | 2 | 13,012·75 sq.m. |

LOCATION PLAN

Scale 1:5000

Note :- All dimensions are in metre Scale-1:500, 1:5000

Plot no. 1 is provided commerce shopping 2.69% of total land area

Owner sign :-

Architect

INDEX

1) PLOT BOUNDRY SHOWN THUS

2) AMENITY SPACE SHOWN THUS

3) OPEN SPACE SHOWN THUS

4) BUILDING LINE SHOWN THUS

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 certificaie to the Chairman, NIT in the form in appendix "J".This certificate 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 obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14 During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 91 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 06/08/2004

24. This sanction is subject to the conditions of Development Agreement Dated 10/05/2012 with NIT.

25. This sanction is subject to the conditions of FIRE NOC from NMC/Competant Authority Dated 23/10/2012.

26. This sanction is subject to the condtions of NOC from Director of Microwave Department dated --/--/--

27 This sanction is subject to the conditions of NOC from Airport Authority of India dated --/--/--.

28. This sanction is subject to the conditions of NOC from Gram Panchayat Shankarpur dated --/--/--

29. Neccessary arrangement for Solar Water Heater shall be incorporated.

30 The Layout of land under reference is approved by Chairman/Collector vide order dated 14/03/2011

31. The development agreement of land under reference is approved by Chairman,NIT vide order dated --/--/--

32. The Landowner/Developer and Architect/Engineer shall be guilty of offence for Unauthorized Construction under MRTP Act 1966

33. The provisions of DCR of Nagpur city and RP shall be binding on the owner/developer.

34. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Chairman NIT Nagpur in this regard shall be final.

35. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Chairman, NIT

36. If any defeats is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code

37. The structural stability certificate shall be obtained from the competant Civil enginer/ Structural engineer

38. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

39. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

**Enclosure :** One Copy / One Set of Sanctioned Plan

2012081672

**Building Engineer (Metro)**
**Nagpur Improvement Trust**
**Nagpur, Dated**

**Copy to : -**

1. The Divisional Officer, South Division Hanuman Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

**This Sanction Is Subject To Conditions Mentioned In Release Letter Of N.I.T. Dt.13./08./2012**

— Sd/ —
**Building Engineer (Metro)**
**Nagpur Improvement Trust**
**Nagpur**

PBX No. 2531431
2551432

# Nagpur Improvement Trust

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2408/2890/CR-356/08/UD-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**

Dispatch Date : 5/11/2012

No.BE(Metro)/ 8₹/93

2012081673

To,

| | |
|---|---|
| Name of the Person | मे ओम शिवम बिल्डकॉन प्रा लि व इतर ३ |
| Adress of the Applicant | २०३ गोकूल केशव अपा देव नगर चौक खामला रोड नागपुर |
| Permit No. : | B.E (Metro)/South/Nagpur (Rural)/ Case No. MB915/2012081673/115 Date : 02-Nov-2012 |
| Site of Proposed Work, Plot No. : | 1 |
| Mouze & Khasra : | Shankarpur-66/2,66/1, |
| Layout Name : | Malik Makbuja;Shankarpur;Kh no 66/1,66/2 |

Sir, With reference to your application number MB915 dated 16-AUG-2012 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.Building Plans are approved by Hon.Chairman, Nagpur Improvement Trust vide order dated 11/10/2012.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 certificate / 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.

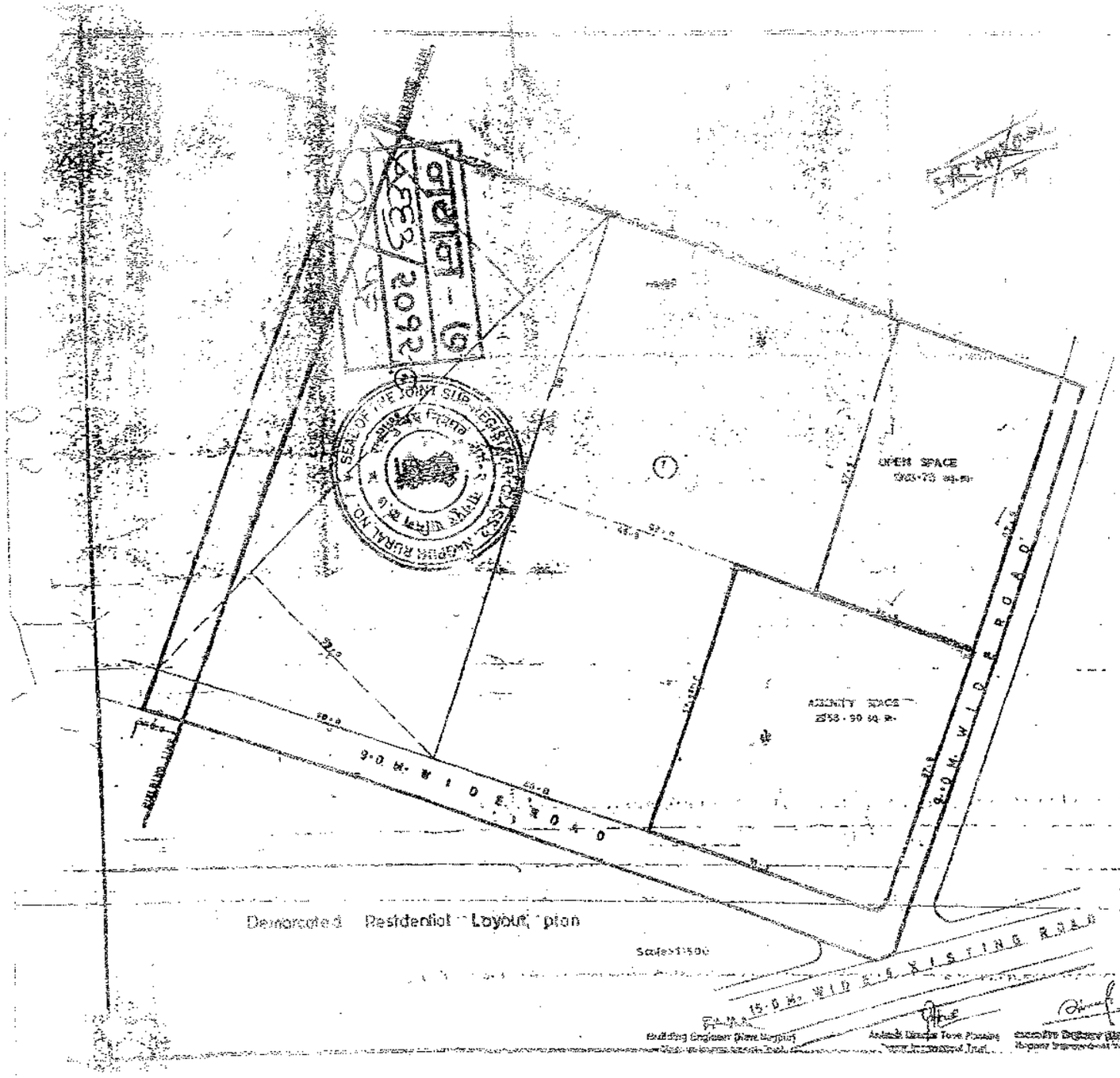
3. This permission does not entitle you to develop the land which does not vest in you.

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 By-laws.

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 shall be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after approval in prescribed format "H" from the NIT.




Demarcated Residential Layout Plan

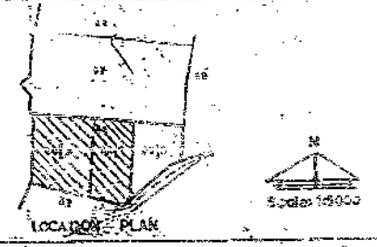
Scale 1:500

Area statement :-

| | | | |
|---|---|---|---|
| 1) AREA UNDER RESI. LAND | | 69.82 % | 46,998.05 sq.m. |
| 2) AREA UNDER OPEN SPACE | | 14.10 % | 9494.75 sq.m. |
| 3) AREA UNDER AMENITY SPACE | | 3.80 % | 2558.90 sq.m. |
| 4) AREA UNDER PLOT | | 11.98 % | 8,012.75 sq.m. |
| 5) AREA UNDER ROAD | | 00.30 % | 765.3060 sq.m. |

Plot area statement :-

| Plot no | Plot size | Plot area | Tentative deduction | Plot area | Nos of plot | Total plot area |
|---|---|---|---|---|---|---|
| Plot 1 | 58.40 x 97.5 sq.m. | 5699.00 sq.m. | - | 5699.00 sq.m. | 1 | 5699.00 sq.m. |
| 2 | 150-5 x 57.5 sq.m. | 8713.75 sq.m. | - | 8713.75 sq.m. | 1 | 8713.75 sq.m. |
| 3 | | | Total plot area | | 2 | 13,012.75 sq.m. |




Note :- All dimensions are in mtrs Scale-1:500 , 1:5000

Plot no 1 is provided commercial shopping 9 to 8 % of total land area

Owner sign :-

Architect

INDEX :-

1) PLOT BOUNDRY SHOWN THUS

2) AMENITY SPACE SHOWN THUS

3) OPEN SPACE SHOWN THUS

4) BUILDING LINE SHOWN THUS

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been issued 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 certificate 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 contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 85 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act,1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter-delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 6/8/2004.

24. This sanction is subject to the conditions of Development Agreement Dated 10/05/2012 with NIT.

25. This sanction is subject to the conditions of FIRE NOC from NMC/Competant Authority Dated 22/10/2012.

26. This sanction is subject to the condtions of NOC from Director of Microwave Department dated -/-/-

27. This sanction is subject to the conditions of NOC from Airport Authority of India dated -/-/-

28. This sanction is subject to the conditions of NOC from Gram Panchayat Shankarpur dated -/-/-

29. Neccessary arrangement for Solar Water Heater shall be incorporated.

30. The Layout of land under reference is approved by Chairman/Collector vide order dated 14/03/2011

31. The development agreement of land under reference is approved by Chairman,NIT vide order dated -/-/-

32. The Owner/Developer/Architect/Engineer shall be guilty of offence for Unauthorized Construction under MRTP Act 52

33. The provisions of DCR of Nagpur city and RP shall be binding on the owner/developer.

23/2012

34. If any error / mistake is found in the computation sheet or calculations in the plan which are not in accordance with DC rules. The part of the building or construction which is not as per rules shall be considered as unauthorised and the decision of Chairman NIT Nagpur in this regard shall be final.

35. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Chairman, NIT

36. If any defeats is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

37. The structural stability certificate shall be obtained from the competant Civil engineer/ Structural engineer

38. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

39. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

Enclosure : One Copy / One Set of Sanctioned Plan

2012081873

Building Engineer (Metro)
Nagpur Improvement Trust
Nagpur, Dated

Copy to : -

1. The Divisional Officer, South Division Hanuman Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

This Sanction is Subject To Conditions Mentioned In Release Letter Of N.I.T. Dt. 13.08.2012.

Building Engineer (Metro)
Nagpur Improvement Trust
Nagpur

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No.. 452 dt. 29.10.2012

कोतवाल - ९
३८३ / २०१२
२६/११