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)

2013031657

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	द्रिलीप बुटी व इतर तर्फे आमु गोयल गंगा इन्फक्चर प्रा लि,	
Address of Applicant	९२ रामदास पेठ लेन्ड्रा पार्क नागपुर	
Permit No. :	B.E (WEST)/ Case No. AB944/ Tracking No. 2013031657/3226/3593	Date : 11/12/2014
Site of Proposed Work, Plot No. :	LAND	
Mouza & Khasra :	Sitabuldi-320,315 part	
Layout Name :	malik makbuja ;sitabuldi; kh.no.-320,315 part	

Sir, With reference to your application number AB944 dated 14-MAR-2013 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 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.

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 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 an 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 377 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. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

Enclosure : One Copy / One Set of Sanctioned Plan

2013031657

Date of Generation : 10/12/2014

(B.P.Meshram)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

Copy to : -

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

Building permit issued subject to enclosed 43(Fourty Three) conditions.

—39—

(B.P.Meshram)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur

Mouza- Sitabuldi Kh. No. 320,315 (Part), Dilip Buty & others P.O.A. Goyal Ganga Infrastructure Pvt. Ltd.

Notes :- The Building plan Sanction is subject to following 43 Conditions:-

1) The conditions mentioned in approved final layout plan dated:- 15.5.2012 should be complied.
2) The previous sanctioned B.P. No. :- B.E.(w)/Case No. :- 2962/Tr. No.2012021818/6014 dt. 27.06.2012 will stands cancelled on issuing this revised proposed building plans.
3) The conditions mentioned in provisional fire NOC dated:- 30.07.2014 should be followed and complied and fire Fitness. Be obtained on completion.
4) The construction be completed before 25.08.2014 as per lease conditions and provisions of L.C.R.-1983.
5) The necessary legal heir mutations of the demised land owner be made in concern Departments.
6) The affidavit dated:- 30.3.2012 for removal of exist structures should be complied.
7) The terms and condition mentioned in Govt. order GR No.:- NIT/2297/P-9.20/NV-26 Dt. 7.10.1997 should be followed & complied strictly.
8) The Terms and conditions is compromise pursis in S.P.L. No. :- 4846/2002 before Hon. Supreme Court of India be strictly followed and complied.
9) The conditions mentioned in the Govt. order dated 11.2.2010 in respect of Elevated R.G. area should be followed and complied strictly.
10) The arrangements of suitable ramps to park the vehicles at various floor levels shall be made with in the building line and under elevated R.G. are only No. ramps be provided in the marginal spaces.
11) The required Head room to Transport vehicles be provided to park it in lower basement for loading & unloading purpose as proposed with its proper manoeuvring and ramps slope with required head room between two ramps ensuring the safe operation.
12) All sanitary blocks, stair cases, basement shall be adequately well lightened & ventilated naturally where direct natural light & ventilation is not possible, arrangement for artificial light & mechanical ventilation be made effectively.
13) The multy level mechanical car-parking be provided effectively as per standards & specification under the supervision and in consultation with specialized reputed authorized agencies.
14) Adequate light & ventilation (Either natural or Artificial + mechanical or both) be ensured to upper & lower basement both as per undertaking given.
15) Electric DRY Transformer as proposed be provided as per standards & specification in consultation with MSEDCL and as per their requirements.
16) Passenger and vehicular lifts be provided as per standards & specification in consultation and under supervision of electrical Inspector, P.W.D.
17) Separate arrangements for disposable and non-disposable waste material along with refuse/garbage chutes be made in consultation with Health Officer, N.M.C. Also suitable refuse/garbage collection space be provided as per requirements of Health Dept., NMC.
18) Arrangements for Rain water Harvesting, lightening protection and utilisation of solar energy be made as per standards & specifications.
19) Stores proposed in basement shall be used only for storage of Non-combustible domestic household goods.
20) The conditions mentioned in Airport NOC Dated :- 01.05.2013 should be strictly complied with height restriction.
21) Artificial Electric light & mechanical ventilation be provided adequately to lower basement portion and shops/commercial area on undertaking given by land owner.
22) Required loading & unloading spaces for commercial area along with visitor parking be provided properly so that the other activities in the building should not be obstructed.
23) The cantilever/projected parts of building shall not be used for entrance/exit, corridor/lobby, storage of goods, parking of vehicles, public seating, commercial Activity and its structural stability shall be ensured in consultation & under supervision of reputed authorized licensed structural engineer/ Designer.
24) Ramps for handicaped person be provided suitably.

25) Structural/seismic stability be ensured in consultation & under supervision of recognized licensed structural Engineer/Designer.
26) The conditions mentioned in the heritage N.O.C. dated: - 18.11.2011 should be complied strictly.
27) N.O.C./ clearance from traffic police department regarding the proposed parking arrangements for commercial Activity and proposed ten (10) Multiplexes in the building be obtained.
28) The adequate Arrangements for water supply and sewage disposal, sanitation be made in the building and premices in consultation and as per instructions of N.M.C., Nagpur and the conditions mentioned in the N.M.C., NOC/letter dt. 1.04.2011 and 15.4.2011 be followed and complied strictly.
29) Sewage treatment plant be provided as per standards and Norms in consultation with concern Authority /Dept.
30) The terms & conditions mentioned in the letter Dt.:- 4.2.2008 form additional Director, ministry of environment & forest (I.A.Div.) Shall be complied strictly.
31) The conditions mentioned in the Govt. Notification Urban Development. Dept. Dt. 30.03.1993 and 20.9.2001 regarding existing theatre shall be complied strictly.
32) As per the undertaking given, the land owner should follow the rules & regulations of cinema Act-1966 & clearance be obtained from concern appropriate Authority.
33) Necessary clearance/NOC be obtained from revenue Dept. & collector, Nagpur for it's recoveries.
34) The clearance from collectors, Nagpur and labour Department be obtained for proposed Ten (10) theatres and other Commercial Activity.
35) N.I.T. will not be responsible for any ownership disputes if arises in future or mutual settlement of land owner and tenants (which is to be done as per compromise pursis in S.L.P. :- 4846/2002 or any other type of litigations as indemnified by land owner.
36) The land owner has to re-habilate the tenants as per Govt. order dt. 7.10.1997 and compromise pursis filed in Hon. Supreme Court of India in S.L.P. 4846/2002.
37) The sanction is subject to condition for renewal of Building permit No. B.E.(W)/Case No. 2963/Tracking No. 2012101110/7263/1996,Dated:- 07.01.2013.
38) For construction of these temporary structures for Transit Accommodation, Chief Fire Officer, N.M.C. issued provisional NOC/recommendations vide No.:- GA/1355/F.B. Dated :- 12.10.2012. These recommendation & condition should be strictly complied.
39) The terms & conditions mentioned in compromise pursis dated :- 30.8.2012 in W.P. No.:- 3640/2012 etc should be strictly complied.
40) The temporary structures should be demolished within 30 days (one -month) from the date of handing over possession of shops in newly constructed multy-storied Commercial Building complex failing which N.I.T. will be free to demolish these structures without any further intimation at the entire risk, cost and responsibility of the land owner/Tenants.
41) It should be ensured that due to construction of these temporary structures, the free movement of vehicular and pedestrian traffic, public safety, safety & security of adjoining structures, hygenic conditions etc shall not affect.
42) The sanction granted vide B.P. dated: - 7.1.2013 is only for Ground Floor Temporary structures as shown in plan.
43) The land owner shall have to obtain all the required & Necessary N.O.C.'s /Clearance from the concern Departments/Authorities for this proposed project.

`BUILDING ENGINEER (WEST)
NAGPUR IMPROVEMENT TRUST,
NAGPUR