NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BULDING PERMIT AND COMMENCEMENT CERTIFICATE

1st Floor, Narang Tower, Palm Road, Civil Line, Nagpur-440 001, Ph. No. 0712-2567017,
Fax No. 0712 – 2561584, Website – www.nmcnagpur.gov.in

Permit No. – 107/BP/Hudkeshwar(Bu.)/TP/NMC/296 **Date-** 06/10/2017

To,

M/s. Raghav Associates, through
Partner Shri. Mahendra Roshansingh Thakur,
Meghdoot Height, Shop No. 002, Shraddhanand Peth,
S.A. Road, Napgur – 10.

With reference to your Application/Plan No.–**296/Hudkeshwar(Bu)/T.P/NMC/Revised Plan Dt :- 16.03.2017** grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966, to carry out development work / to erect building on, Amalgamated Plot No. **21, 22, 55,** House No. – **10/B/211+22+55,** Ward No.- **76,** City Survey No.- **10/B/21/22/55,** Kh No.- **10/B,** of village/ Mouza – **Hudkeshwar (Bu),** situated at Road / Street – **Hudkeshwar road, Nagpur** the commencement Certificate/Building permit is granted subject to the 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 years.
4. No Construction / Renovation activities would be carried out between 8.00 pm. to 8.00 am as per directions issued by Hon'ble High Court of Judicature at Bombay, Nagpur Bench in PIL no. 106 of 2015 on 18.02.2016.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'.
6. The information of completion of work up to plinth level shall be given to N.M.C. in Appendix 'G' and after having certified the work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
7. 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 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.
8. The building shall be used for the purpose shown in the approved plans.
9. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
10. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if 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 Maharashtra Municipal Corporation Act.
11. All drainage work shall be got done through licensed plumber approved by N.M.C.
12. All sanitary requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. Rainwater Harvesting: 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 Notification No. TPS-2409/191/CR-124/09/UD-09 dt. 28 August 2009 published in Maharashtra Govt. Gazette Dt. 17 September 2009. The authority imposes 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 building to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

14. The applicant shall plant and grow **22** Nos. shady trees in vacant land of plot.
15. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters. per person per day as per NMC Circular No. NMC/TP/ADMN./ 2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35) 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.
16. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
17. The water connection and sewage disposal is not guaranteed by N.M.C.
18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped persons** provision of facilities for Handicapped person shall be provided as specified in a Appendix 'T', As per notification TPS. 1104-2015-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public.
19. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
20. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
21. 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 does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
22. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
23. 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.
24. Breach of any of the condition may lead to revocation of this permit.
25. Seismic analysis of the building for earthquake be submitted with structural design and drawing duly checked from VNIT for NMC record before one month of commencement of construction or after three month from the sanction of building plan whichever is earlier .
26. Additional charges for High Rise building in future (If applicable).
27. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
28. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.
29. Applicant should erect the Display Board on site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile / Telephone Numbers. And the copy of sanctioned plan should be made available at site.
30. Applicant should strickly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer, Fire and Emergency service, Nagpur Municipal Corporation Nagpur Vide L. No. **FES/1569/CFO Dt. 20.09.2017.**
31. As per Government Notification No. TPS-2415/418/CR-248/2015/UD–9 Dt. 20.09.2016 & Gazette Notification Dt. 27.09.2016 **the Additional Premium FSI** of 192.96 Sqm is utilized.

Enclosure: - One copy / set of sanctioned plan.

Deputy Engineer
Town Planning Department
Nagpur Municipal Corporation, Nagpur.

Copy forwarded to ,

1 Ward Officer **Hanuman Nagar** Zone No. **03** Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.

2 The Assessor Nagpur Municipal Corporation, Nagpur.