SR. No.....

NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BULDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. 17/BP/Binaki/TP/NMC/01 Date - 02/05/2012

To,

✓ Shri Girdharilal Dharmasi Rathod & other (1)
198, Bajaj Nagar, Nagpur.

Sir,

With reference to your Application /Plan No. 1/Binaki/TP/NMC dated 02/04/2012 for the grant of sanction of Commencement Certificate under Section 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 Plot No. 23 H.No. 892 Ward No. 22, City Survey No. 1164 KH. No. 156 Sheet No. 386/63 of village (mouza) Binaki situated at Road / Street Mudaliyar Layout, Shanti Nagar, 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 do develop the land which does not yest 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. 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 upto plinth level shall be given to N.M.C., in Appendix 'G' and after having certified the word by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
6. No 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.
7. The building shall be used for the purpose shown in 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 deviation from the sanctioned plan shall be made without obtaining previous sanction of N.M.C. It shall be noted that if any construction is carried out in contravention of the sanctioned plan, will be treated as unauthorized. The owner and the architect will 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 licenced plumber approved by N.M.C.

For Girdhar

Proprietor

11. All sanitary requirement shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. Rain water pipeline should not be connected to sewer line and separate arrangement for draining rain water to road side storm drain shall be made.
13. During the course of construction of building, the sanctioned plan shall always be kept at the site and shall be made available for inspection to the officials of N.M.C.
14. All the provisions in sanctioned Development control Regulations for Nagpur city shall be binding on you.
15. Necessary arrangement for rain water harvesting shall be done.
16. The applicant shall plant and grow ..... shady trees in vacant land of plot.
17. The water connection and sewage disposal is not guaranteed by N.M.C.
18. Dust bins of suitable sizes should be provided within plot boundary and should be easily accessible from road.
19. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
20. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulation, 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.
21. The sanction is subject to condition of agreement executed by party on dt. .....
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 shall lead to revocation of this permit.
25. ~~The conditions mentioned in the NIT Lease deed shall be binding to the applicant for the proposed construction in NIT lease hold plot.~~
26. Necessary arrangement for Solar Water heating system shall be done.
27. .....
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28. .....
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Enclosure :- One copy / set of sanction plan.

Town Planner
Town Planning Deptt.
N.M.C., Nagpur.

Asstt. Director of Town Planning
Nagpur Municipal Corporation

Copy forwarded to,

1. The Assessor Nagpur Municipal Corporation for necessary action.
2. The Asst. Comm. / Ward Officer, Zone No. 7, Satranjipura.

N.M.C. along with one copy of sanctioned plan for necessary action. He should see that work is being carried out according to sanctioned plan.

For Girdhar & Co

Proprietor