NAGPUR MUNICIPAL CORPORATION

(Town Planning Dep't.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. -791/D'peth/Z.No.II/N.M.C./2017 Date:03/04/2017

To,

Shri Shrikant Keshaw Indolikar
& Shri Vinayak Keshaw Indolikar,
Plot No. 17, Mauza – Gadga,
Dharampeth, Nagpur.

Sir/Madam,

With reference to your Application / **Plan No. 700/BP/AC-II/2016-17 Dt. 24/03/2017** for the grant of sanction of Commencement Certificate under sections 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 **House No. 10, Plot No. 17, Kh. No. --, Ward No. 70, City Survey No. 867, Sheet No. 25, of Village (Mouza) – Gadga,** Situated at Road/Street- **Dharampeth, Nagpur** the commencement Certificate/Building permit is granted subject to the following condition:

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 p.m. to 8:00 a.m. as per direction 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 have 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 there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Other wise, 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 street 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 the corporation of the city of Nagpur act 1948.
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. Rain water harvesting as shown on the plan are required to be provided as per the directions issue by govt. of Maharashtra, Urban Development Deptt., Mantralaya, Mumbai vide circular No. TPB 432001/2133/CR/-230/01/UD/11 Dt. 10/03/2005. The authority impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m of built up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these bylaws.
14. The applicant shall plant and **grow 05 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 Ltr. Per person per day as per NMC circular No. NMC/TP/ADMIN/2189 Dt. 03/01/2008 as per Govt. 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)
16. 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.
17. All the provisions in sanctioned Development Control Regulations for Nagpur City shall be binding on you.
18. The water connection and sewage disposal is not guaranteed by N.M.C.
19. As per regulation No. 36 Model Buildings 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 No. TPS-1104-2015-CR-10-UD-9-2005 this bye-laws are applicable to all building & facilities used by the public.
20. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. 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.
23. 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.
24. 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.
25. Breach of any of the condition may lead to revocation of this permit.
26. Seismic analysis of the building for earthquake be submitted with structural design & drawings duly checked from VNIT for NMC record before one month of commencement of construction or after 3 months from the sanction of building plan which ever is earlier.
27. Additional charges for high rise building in future (If Applicable)
28. The party should take approval for sewer line storm water drain water pipe line from NMC, Nagpur.
29. Party will have to take almost care during construction & adapt all safety measure & precautions to avoids occurrence of accidents. In case of any accident, party will be solely held responsible for the same.
30. Applicant should strictly follow the conditions mention in the N.O.C. / Recommendation Letter given by Chief Fire officer & Emergency Service, N.M.C. Nagpur wide Letter No. .....
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31. .....
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32. .....
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Enclosure: - One copy / set of sanctioned plan.

Assistant Commissioner
Dharampeth, Zone No. II
Nagpur Municipal Corporation

Copy forwarded to -

1. The Assessor Nagpur Municipal Corporation for information
N.M.C. along with one copy of sanctioned plan for necessary action. He should See that work is carried out according to sanctioned plan.