NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BULDING PERMIT AND COMMENCEMENT CERTIFICATE

687/BP/Borgaon/TP/NMC/81

Permit No. – .....N.M.C./T.P.(.....)/ ..... **Date-** 26/02/2008

To,

Smt. Suman Keshaorao Madhe & Other

Kh. No. 135/1, 136/1, Gittikhadan ,

Mouza- Borgaon Nagpur.

Sir, ₹ 20-10-08

With reference to your Application / Plan No. **–81/ TP/62** dated **21/04/2005** 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. – **1057** plot No. – ..... , Kh.No. **135/1,136/1,** Ward No. – **62,** City Survey No. – **285** Sheet No- ..... Of village /Mouza- **Borgaon** situated at Road / Street – **Katol 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. 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 work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
6. 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.
7. The building shall be used for the purpose shown in the 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 departure 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.
10. All drainage work shall be got done through licenced plumber approved by N.M.C.
11. All sanitary requirement shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. 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 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 anuum for every 100 sq.mt. 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 byelaws.
13. 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.
14. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.

15 The applicant shall plant and grow **14** shady trees in vacant land of plot.
16 The water connection and sewage disposal is not guaranteed by N.M.C.
17 Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
18 Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
19 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.
20 The sanction is subject to condition of agreement executed by party on dt. ..... .
21 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.
22 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.
23 Breach of any of the condition may lead to revocation of this permit.
24 Touching construction is given at the risk and responsibility of the party.

Enclosure :- One copy / set of sanctioned plan.

Assistant Director
Town Planning Department
Nagpur Municipal Corporation

Copy forwarded to ,

1 Ward Officer **Magalwari** Zone No. **10**, Nagpur Municipal Corporation, Nagpur. along with one copy of sanctioned plan.
2 The Assessor Nagpur Municipal Corporation, Nagpur.