NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing B&C, Third floor chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Lines, Nagpur-440 001.
Ph.No. 0712-2567016,Fax No. 0712 – 2561584, Website – www.nmcnagpur.gov.in

No. –NMC/TPD/ OC/17

Date - 07/10/2020

APPENDIX "K"

[Regulation No. 7 (7)]

OCCUPANCY CERTIFICATE

To,

i) Owner : - (1a) Shri. Rajendra J. Dabherao, (1b) Smt. Rajni J. Dabherao,
(2) Shri. Arvind N. Kalmegh, (3a) Shri. Nilesh V. Chavan,
(3b) Shri. Siddhant N. Chavan, (3c) Mast. Charudutta N. Chavan,
(4) Ashok R. Sharma, (5) Shri. Ratnakar B. Mahajan, (6) Shri. Shamal R. Bhattacharjee,
(7a) Shri. Atul S. Mandokhot, (7b) Ms. Archana S. Mandokhot, (8) Shri. Mukund D. Tatke,
(9) Smt. Anupama J. Shrivastava, (10a) Shri. Manoj N. Mudholkar,
(10b) Shri. Priyadarshan N. Mudholkar, (11) Smt. Alka P. Thakre,
(12a) Smt. Rekha L. Upadhayay, (12b) Shri. Ashutosh L. Upadhayay,
(13) Smt. Jaya N. Helonde,
Through Its P.O.A. M/s. Shri Yogiraj Home Makers Pvt. Ltd.,
Through Directors Shri. Ashutosh Arvind Naik &
Naresh Raghunathprasd Baldwa,
Plot No. D-4, Scientific So. Laxmi Nagar, Nagpur.

ii) Architect :- Shri. Harish M. Kalikar, N.M.C. R. No. L.S.-647.
iii) Structure Engineer :- Shri. P.Y. Ghushe, Structural Engineers
Nagpur, Reg. No. M-062909 - 4.

Sir,

The full development work/erection of building on **Mouza – Ajni, City Survey No. 553, Plot No. D-4, House No. 164B, Ward No. 75 of village / Mouza – Ajni situated at Road/Street in, Scientific So. Laxmi Nagar, Nagpur** is completed under the supervision of **Shri. Harish M. Kalikar & Shri. P.Y. Ghushe, N.M.C. R. No. M-062909 - 4,** Structural Engineer may be occupied on the following conditions :-

1. The construction shall be used only for the purpose which is allowed as per sanctioned building (Building Permit No. **138/ BP/Ajni/TP/NMC/204, dt. 10/08/2020**).
2. This occupancy certificate does not mean that unauthorized construction, if any done after the issuance of this certificate is regularized.
3. Structural stability is the sole responsibility of the applicant.
4. Builder/owner shall maintain Rain Water Harvesting system, Solar Water Heating System as per the Standard Norms.
5. Applicant should plant and grow at list **10 trees** on vacant land as per the condition mentioned in the building permit.
6. Vehicle parking area shall be strictly used for vehicle parking purpose only.
7. The use and maintenance of lift shall be strictly complied with the Guidelines provided by the respective Authority.

Enclosed :- A set of certified completion plans is returned here with.

6/10/2020

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to :-
D/kolte Sir/Occ.

i) Assistant Commissner / Ward officer Laxmi Nagar zone No-01, ... copy of Plan.

NAGPUR MUNICIPAL CORPORATION

(Town Planning Department)
Wing B&C, Third floor Chhatrapati Shivaji Administrative Building, Mahapalika Marg. Civil Lines, Nagpur- 440001.
Fax No. 0712 – 2561584, Website – www.nmcnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. – 128/BP/AJNI/TP/NMC/204 Date- 10/8 /2020

To,

(1a) Shri. Rajendra J. Dabherao, (1b) Smt. Rajni J. Dabherao,
(2) Shri. Arvind N. Kalmegh, (3a) Shri. Nilesh V. Chavan,
(3b) Shri. Siddhant N. Chavan, (3c) Mast. Charudutta N. Chavan,
(4) Ashok R. Sharma, (5) Shri. Ratnakar B. Mahajan, (6) Shri. Shamal R. Bhattacharjee,
(7a) Shri. Atul S. Mandokhot, (7b) Ms. Archana S. Mandokhot, (8) Shri. Mukund D. Tatke,
(9) Smt. Anupama J. Shrivastava, (10a) Shri. Manoj N. Mudholkar,
(10b) Shri. Priyadarshan N. Mudholkar, (11) Smt. Alka P. Thakre,
(12a) Smt. Rekha L. Upadhayay, (12b) Shri. Ashutosh L. Upadhayay,
(13) Smt. Jaya N. Helonde,
Through Its P.O.A. M/s. Shri Yogiraj Home Makers Pvt. Ltd.,
Through Directors Shri. Ashutosh Arvind Naik &
Naresh Raghunathprasd Baldwa,
Plot No. D-4, Scientific So. Laxmi Nagar, Nagpur.

Sir,

With refe rence to your Application/Plan No. –204/Ajni/TP/NMC/Proposed Plan Dt. 09/07/2019 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 **Mouza – Ajni, City Survey No. 553, Plot No. D-4, House No. 164B, Ward No. 75 of village / Mouza – Ajni situated at Road/Street in, Scientific So. Laxmi 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 setback 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 <u>one year</u> 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 Dated 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 water supply 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 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. 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.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow <u>10 Nos</u> shady trees in vacant land of plot.

17. 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/TPADMN/ 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.
18. As per Regulation No. 36 Model building bye-laws to provide facilities for physically Handicapped person provision of facilities for Handicapped Person shall be provided as specified in an Appendix "T", as per notification TPS-1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public. (If applicable)
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dustbins 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 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 .
27. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case any accident, party will be solely help responsible for the same.
28. Applicant should pay additional charges for High Rise building in future (If applicable).
29. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
30. 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.
31. Precautionary measures shall be taken by an applicant to display a notice board on work site regarding Construction and Demolition (C & D) Waste. It is also mandatory to an applicant to submit the compliance of the conditions of the said Construction and Demolition (C & D) Waste rules and its guidelines as per directions issued by the office of The Central Pollution Control Board, provision made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.
32. **The plan sanctioned with Additional FSI i.e. utilization of T.D.R. Certificate No. 023/03, Dt. 04/06/2019, Area 481.845 Sq. mts. (As per Certificate Area 1910.00 Sq.mt.) & Additional 30% Paid FSI Area 33.77 Sq. mts.**
33. **Applicant should strictly follow the conditions mentioned in the N.O.C./Recommendation letter given by Chief Fire officer and Emergency Service, Nagpur Municipal Corporation Nagpur, Vide L.No. F.E.S./286/CFO, dt. 20/01/2020.**

Enclosure: - One copy / set of sanctioned plan.

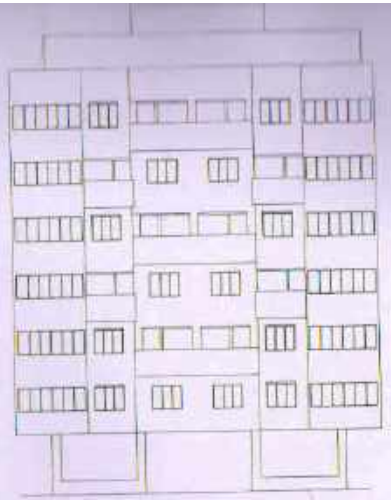
7/8/2020

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

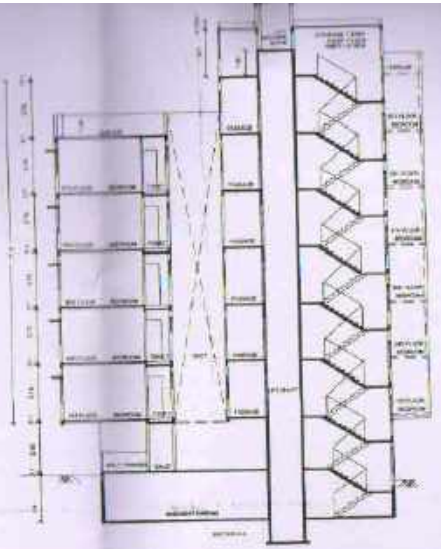
Copy forwarded to :-

1. Ward Office Zone Laxmi Nagar Zone No.- 01, Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor, Nagpur Municipal Corporation, Nagpur.

Use Permit field ....



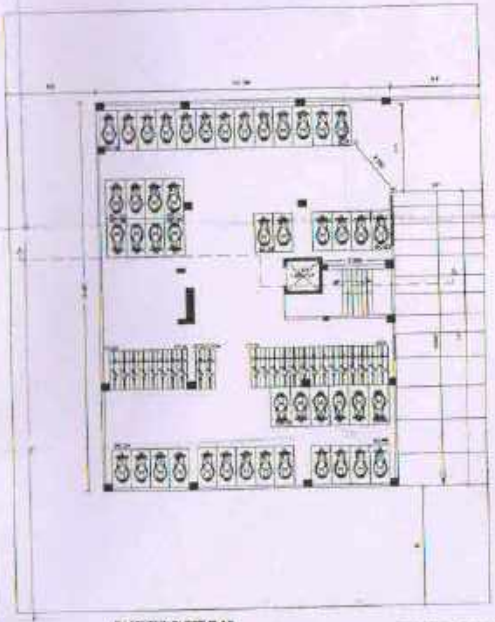
EAST SIDE ELEVATION



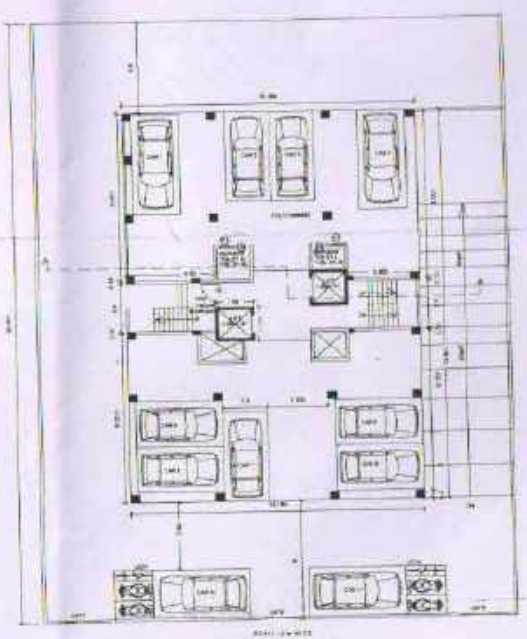


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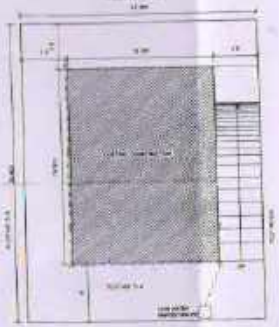
STAMP OF APPROVAL



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

FIRST FLOOR PLAN
SIXTH FLOOR PLAN
KEY PLAN OF FIRST TO FIFTH FLOOR
KEY PLAN OF SIXTH FLOOR