Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ BP 102		Dispatch Date : 9/1/2019
To,		2018033150
Name of the Person	मे रुद्र रिअल इस्टेट	
Adress of the Applicant	१ ला माळा गोवर्धन कॉम्पलेक्स जय दुर्गा सो मनिष नगर नागपूर ४४००१५	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. MB-NG-12018033142/2018033150/ 1629	Date : 05-Jan-2019
Site of Proposed Work, Plot No. :	R-1	
Mouza & Khasra :	Besa-25	
Layout Name :	Malik Makbuja Besa-25	

Sir, With reference to your application number MB-NG-12018033142 dated 31-MAR-2018 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivence any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 04/09/2018. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue.The application for renewal shall be made before expiry of one year if the work is not already commenced.Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh.If application for renewal is made after expiry of the stipulated period during which commencement certifcate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees.But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate, Provided that no such renewal shall be neccessary if the work is commenced within the period of valid permission.However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. 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 permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" to the NMRDA.Further construction shall be carried out only after obtaining approval in prescribed format "G" from the NMRDA. If the information of completion of plinth is not given in Appendix "F" and approval in prescribed form "G" is not obtained from the NMRDA then the construction shall be treated as unauthorised and shall be liable for action under MRTP Act 1966.

27. This sanction is subject to the conditions of NOC from Gram Panchayat Besa dated —/—/—

28. Neccessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by ~~Chairman~~ ~~NIT~~/~~Metropolitan~~ ~~Commissioner~~/Collector vide order dated 2/2/2007

30. The development agreement of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated —/—/—

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ DCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. This sanction is subject to the conditions of NOC"s from Government Department, — dated —/—/—.

Enclosure :
One Copy / One Set of Sanctioned Plan

2018033150

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

Copy To:

1. The Divisional Engineer-I, NMRDA, South Division, Hanuman Nagar, Ngp with a copy of sanction building permit building plan (enclosed herewith) for neccessary action

39) SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 03/01/2019 OF STRUCTURAL DESIGNER AND APPLICANT

40) **This Sanction Is Subject To Conditions Mentioned In Release Letter Of N.I.T. Dt.27/11/2017**

41) Subjcet to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No FES/2164 dt 24/8/2018 CFO

42) Subject to the provisions of structural drawings submitted by applicant.

43) Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission shall not be issued.

—sd—
Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

44) **Necessary arrangement for rain water harvesting shall be done.**

45) **Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.**