



Nagpur Improvement Trust

PBX No. : 2531431
2531432

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2890/CR-356/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTD Act 1966)

APPENDIX 'D'

(Regulation No.6.6.1)



2018081847

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	आरीफ अख्तर वल्द अख्तर किकाभाई साबीर		
Address of Applicant	व्दारा राय उदयोग न्यु एस टी स्टॅड गणेशपेठ नागपूर ४४००१८		
Permit No. :	B.E (NORTH)/ Case No. AB-N-714/ Tracking No. 2018081847/	1406	Date : 19/11/2018
Site of Proposed Work, Plot No. :	BLOCK NO 10		
Mouza & Khasra :	Zingabai Takli-227,228		
Layout Name :	L.J.Layout Zingabai Takli-227,228		

Sir, With reference to your application number AB-N-714 dated 18-AUG-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 contravene any of the building Regulation/Development Control Rules of Nagpur City/RP.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 certificate is valid then the Chairman 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.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 departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.
6. 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 Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J".This certificate shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 18 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Necessary arrangement for rain water harvesting shall be done

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

24. This permission is subject to the conditions mentioned in the letter of Additional Collector and Competant Authority U.L.C., Nagpur dated: ___/___/___.

25. This permission is subject to the condition of development agreement dated ___/___/___.

26. This permission is subject to the condition of amalgamation letter dated ___/___/___.

Enclosure : One Copy / One Set of Sanctioned Plan



2018081847

Date of Generation : 19/11/2018

Copy to : -

1. The Divisional Officer, North Division Vaishali Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

(S.S.KASHYAP)

Building Engineer (N)
Nagpur Improvement Trust
Nagpur, Dated

(S.S.KASHYAP)

Building Engineer (N)
Nagpur Improvement Trust
Nagpur



Receipt
Nagpur Improvement Trust
Station Road, Sadar, Nagpur
Head of Account BUILDING SEC.

PAID BY CHEQUE/DD
PBX No. : 2531431
2531432

Dated 17/11/2018 02:16:33

Receipt ID : 2018111760

Demand Note Details		Y	Receipt Head Details	
1 Demand Note ID	120181029332		1. Scrutiny Charges	112.00
2 Applicant Name	अरीफ अख्तर वल्द अख्तर किकाभाई साबीर		2. BUILDING CONSTRUCTION CHARGES	879,278.00
3 Due Date (1)	29/11/2018		3. STACKING CHARGES	50,000.00
4 Due Date (2)	01/01/1900		4. PREMIUM OF BALCONY / PASSAGE / STAIR	35,763.00
5 Plot Number	BLOCK NO 10		5. PREMIUM OF BALCONY / PASSAGE / STAIR	620,327.00
6 Plot ID	2018081820		6. PREMIUM OF BALCONY / PASSAGE / STAIR	44,563.00
7 Layout Name	L.J.Layout Zingabai Takli-227,228		7. SECURITY DEPOSIT	75,000.00
8 Layout Number			8. RAIN WATER HARVESTING - DEPOSIT	30,000.00
9 Mouza & Khasra	Zingabai Takli-2E ₄ AeE-E		9. EMD FOR TREE PLANTATION	9,000.00
Cheque / DD Details			10. B.K.K.U. (BANDHAKAM KAMGAR KALYAN UP-KAR)	605,181.00
1. ICICI BANK RANDASPETH (68768, 17-11-18)			11. HERITAGE FUND	1,730.00
			12. PREMIUM AMOUNT FOR EXTRA FSI	1,035,944.00
			13. PREMIUM AMOUNT FOR EXTRA FSI (GOVERNMENT SHARE)	1,035,944.00

(In Words) Forty Two Lakh Twenty Two Thousand Eight Hundred Forty Two Rupees Only I-

E & O.E.



42,22,842/-





Nagpur Improvement Trust

BUILDING SEC.

Demand Note

Copy to be forwarded By Bank to NIT

Specify Mobile Number for Better Service



CFC id : 2018081847

Scrutiny SrNo : 2018091414

Plot Area (sq. m): 1310.72

Demand Note Id: 120181029332

Applicant Name: आरीफ अख्तर बल्द अख्तर किकाभाई साबीर

Plot Number: BLOCK NO 10

Mouza & Khasra: L.J. Layout Zingabai Takli-227,228

Layout Name: Zingabai Takli - 2E & 1E

Security Deposit - 75000.00, Premium Amount for Tree Plantation - 9000.00, Premium Amount for Stairs / Passage Area - 620327.00, Premium Amount for Enclosed Balcony - 44563.00, Building Construction Charges - 679278.00, Stacking

Amount To be Paid in (Rs.)
(If paid Before Due Date
29-Nov-2018)

4,222,842.00

(S.S.KASHYAP)

B.E (NORTH)

Signature of Cashier



Nagpur Improvement Trust

Station Road, Sadar, Nagpur

for Online Payment Visit www.nitnagpur.org

Demand Note (Building Section)

CFC id : 2018081847

Scrutiny SrNo : 2018091414

Plot Area (sq. m): 1310.72

Demand Note Id: 120181029332

Applicant Name: आरीफ अख्तर बल्द अख्तर किकाभाई साबीर

Applicant Address: बारा राय उदयोग न्यु एस टी स्टेट गणेशपेठ नागपुर 440001

Plot Number: BLOCK NO 10

Layout Name: L.J. Layout Zingabai Takli-227,228

Mouza & Khasra: Zingabai Takli - 2E & 1E

Amount To be Paid in (Rs.)
(If paid Before Due Date
29-Nov-2018)

4,222,842.00

Sr No	Particulars	Amount (Rs.)
1.	Security Deposit	75,000.00
2.	Premium Amount for Tree Plantation	9,000.00
3.	Premium Amount for Stairs / Passage Area	620,327.00
4.	Premium Amount for Enclosed Balcony	44,563.00
5.	Building Construction Charges	679,278.00
6.	Stacking Charges	50,000.00
7.	Rain Water Harvesting	30,000.00
8.	Premium Charges for Terrace Area	35,763.00
9.	BANDI IKAM KAMGAAR KALYAN UPKER	605,181.00
10.	Heritage Fund	1,730.00
11.	Additional Scrutiny Charges for Diff. in Built Area	112.00
12.	Premium Amount for Extra FSI	1,035,944.00
13.	Premium Amount for Extra FSI (Government Share)	1,035,944.00

Amount payable if payment is made before Due Date of 29-Nov-2018 (Rs.) 4,222,842.00

(In Words Rs. Forty Two Lakh Twenty Two Thousand Eight Hundred Forty Two Rupees only)



120181029332

*Payments shall be accepted at all branches of Union Bank of India at Nagpur during its working hours through Demand Draft or Pay Order drawn in favor of Superintending Engineer, NIT Nagpur

**The calculations shown are applicable only to the case where payment is made before the due date.

Note :-

1. Copies of corrected Maps
2. Submittal Bundles

(S.S.KASHYAP)

Building Engineer (NORTH)

Nagpur Improvement Trust

2018-19



नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2018 पासून 31/03/2019 पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 10/2018-19/0176688 मोहल्याचे नाव : 548/B/BLOCK NO. 10, L J LAYOUT NEAR ST. MARY SCHOOL ZINGABAI TAKLI NAGPUR, GOREWADA
घर क्रमांक : 548/B/BLOCK NO. 10
इंडेक्स क्रमांक : 061078603 (Zone:10 Ward:61)
घर मालकाचे नांव : M/S NIRMAL DEVELOPERS & BUILDERS THROUGH PARTNER. GIRISHCHANDRA S/O GANGAPRASAD GWALBANSI & SHRI. NITISHCHANDRA S/O GANGAPRASAD GWALBANSI PRE. PUR. ARIF AKHTAR S/O AKHTAR KIKABHAI SABIR
वहिवाटदाराचे नांव

तारीख पासून : 01-04-2011 ता 31-03-2019 पावेतो.

(If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नांव / Details of Tax	बकाया / Arrears	पाल / Current	टोका / Remarks
सामान्य कर (General Tax)	84,653.00	21,235.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	37,030.00	8,494.00	
प्रकाश कर व (Light Tax/Free Tax)	2,292.00	708.00	
अग्नी सेवा कर (Fire Service Tax)	3,084.00	708.00	
मलजल लाभ कर (Sewerage Bene. Tax)	1,500.00	708.00	
पाणी लाभ कर (Water Bene. Tax)	1,500.00	708.00	
पथ कर (Street Tax)	1,500.00	708.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
नगर शिक्षण उपकर (Municipal Education Tax)	1,500.00	708.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
विरपोक (Misc.)	0.00	0.00	
रा.स.शिक्ष.कर (Educn. Cess)	18,515.00	4,247.00	
रोखगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील सारसनावा कर (Tax on Larger Residential Properties)	0.00	0.00	
रुट (Rebate)		849.00	
एकूण (Grand Total)	151,574.00	37,375.00	188,949.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees One Lakh Eighty Eight Thousands Nine Hundred Forty Nine Only

Received Cash: 188949

दिनांक : 10/10/2018

Generated By: Kunal

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Sign



Official