

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 Region Development Authority

(Regulation No. 6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ <u>B.P-186</u>	Dispatch Date : <u>5/7/19</u>
To,	 2019061235
Name of the Person	✓ राज बिल्डकॉन तर्फे श्रीमती मालन प्रेमराज बडोले २) संजय गुलाबराव बानाईत ३) सुरज मनोहर कापटीवार
Address of the Applicant	६१ उन्नती पार्क बेसा नागपूर ४४००३४
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. MB-BESA-22/2019061235/
Site of Proposed Work, Plot No. :	22
Mouza & Khasra :	Besa-93/3
Layout Name :	MALIK MAKBUJA; KH NO ; 93/3; MZ- BESA Besa-93/3

Sir, With reference to your application number MB-BESA-22 dated 12-JUN-2019 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 Metropolitan Area. Building Plans are approved by Assistant Engineer, Nagpur Metropolitan Region Development Authority vide order dated 24/06/2019. 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 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 necessary 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 intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "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. Necessary 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 17/12/2004

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 in conformity 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. Similarly 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



2019061235

Copy To:

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

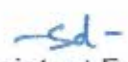
**This Sanction is Subject To
Conditions Mentioned in Release
Letter Of N.I.T. Dt. 28/5/2019**

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 2/7/2019 OF
STRUCTURAL DESIGNER AND APPLICANT

**Subject to the provisions of
structural drawings submitted
by applicant.**

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


Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur


Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur