



NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing 'C', Third Door Chhatrapati Shivaji Administrative Building, Mahapalka Marg, Civil Lines, Nagpur-440 001,
Ph.No. 0712-2567016, Fax No. 0712 - 2561584, Website - www.nmcsnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - 17/BP/Gadga/TP/NMC/675

Date- 10/1/2024

To,

**President / Secretary Kanchan Shruti Co. Op. Housing Society Ltd. Nagpur
Through POA M/s. Shree Yogiraj Home Makers Pvt. Ltd.
Through Shri. Ashutosh Arvind Naik &
Shri. Naresh Raghunathprasad Baldwa
Plot No. 3, Buty Layout, Dharampeth, Nagpur**

Sir,

With reference to your Application / Plan No. 675 / Gadga / TP / NMC / Proposed Plan, Dt. 30/11/2017 Resubmission Dt. 26/10/2023 for 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 Plot no. 03, NMC House No. 59, Ward No. 70, Sheet No. 24, CTS No. 1028 of Village/ Mouza - Gadga, Buty Layout, Dharampeth, 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. 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 PII. no. 106 of 2015 on 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 the corporation of the city of Nagpur act 1948.
11. All water supply work shall be got done through licenced plumber approved by N.M.C.
12. All sanitary requirement and drainage 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 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 annum 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.

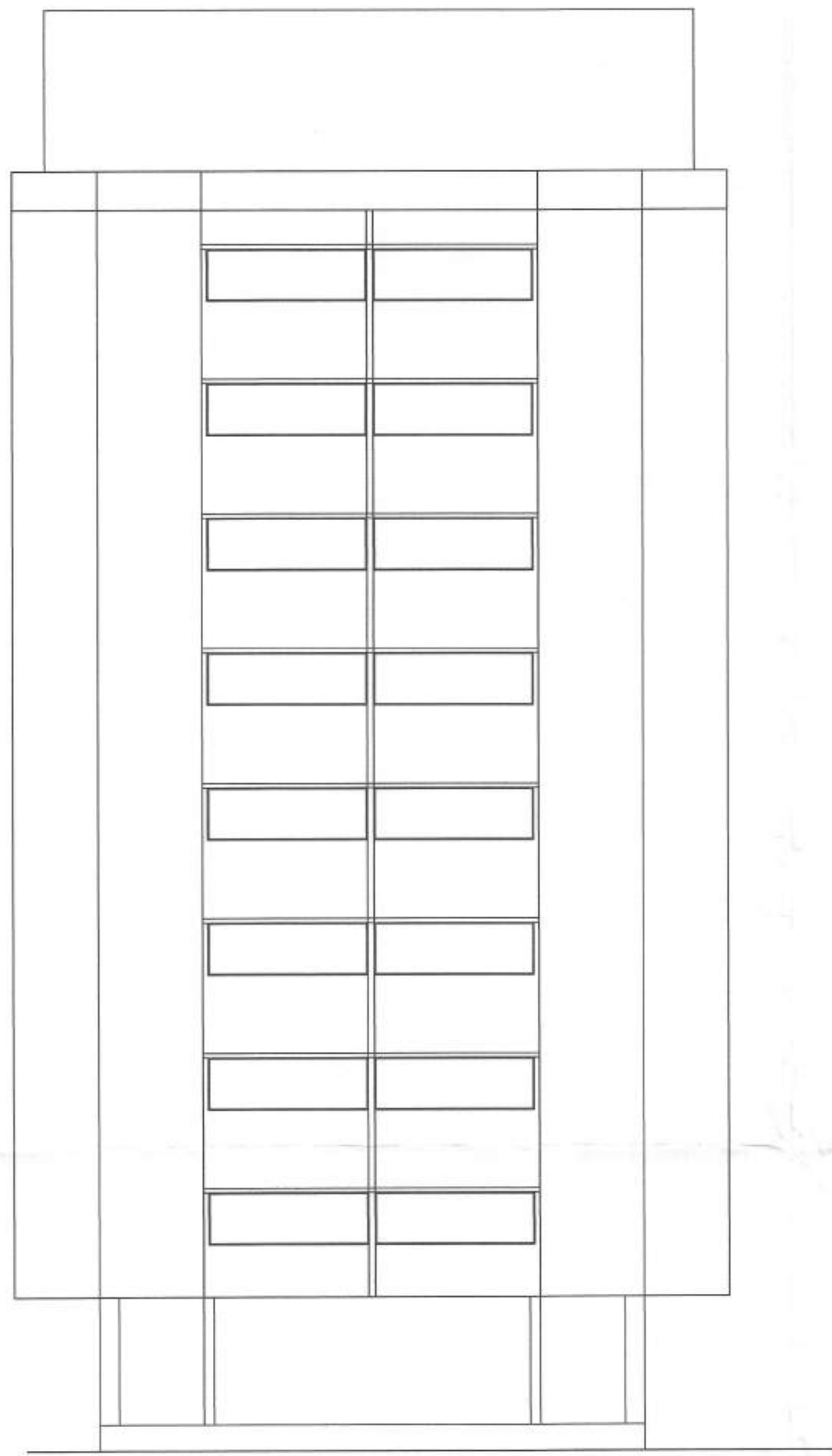
14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow **15 Nos. 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/TP/ADMN./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 persons** provision of facilities for Handicapped Person shall be provided as specified in a 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. Dust bins 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. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.
27. Applicant should pay additional charges for High Rise building in future (If applicable).
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. 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.
30. 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, provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.
31. 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. FES/137/CFO, Dt. 03/01/2022
32. Airport Authority of India generated assessment for height clearance as per VOC ID No. NAGP/WEST/B/082621/572374. Dt. 30.08.2021

Enclosure: - One copy / set of sanctioned plan.

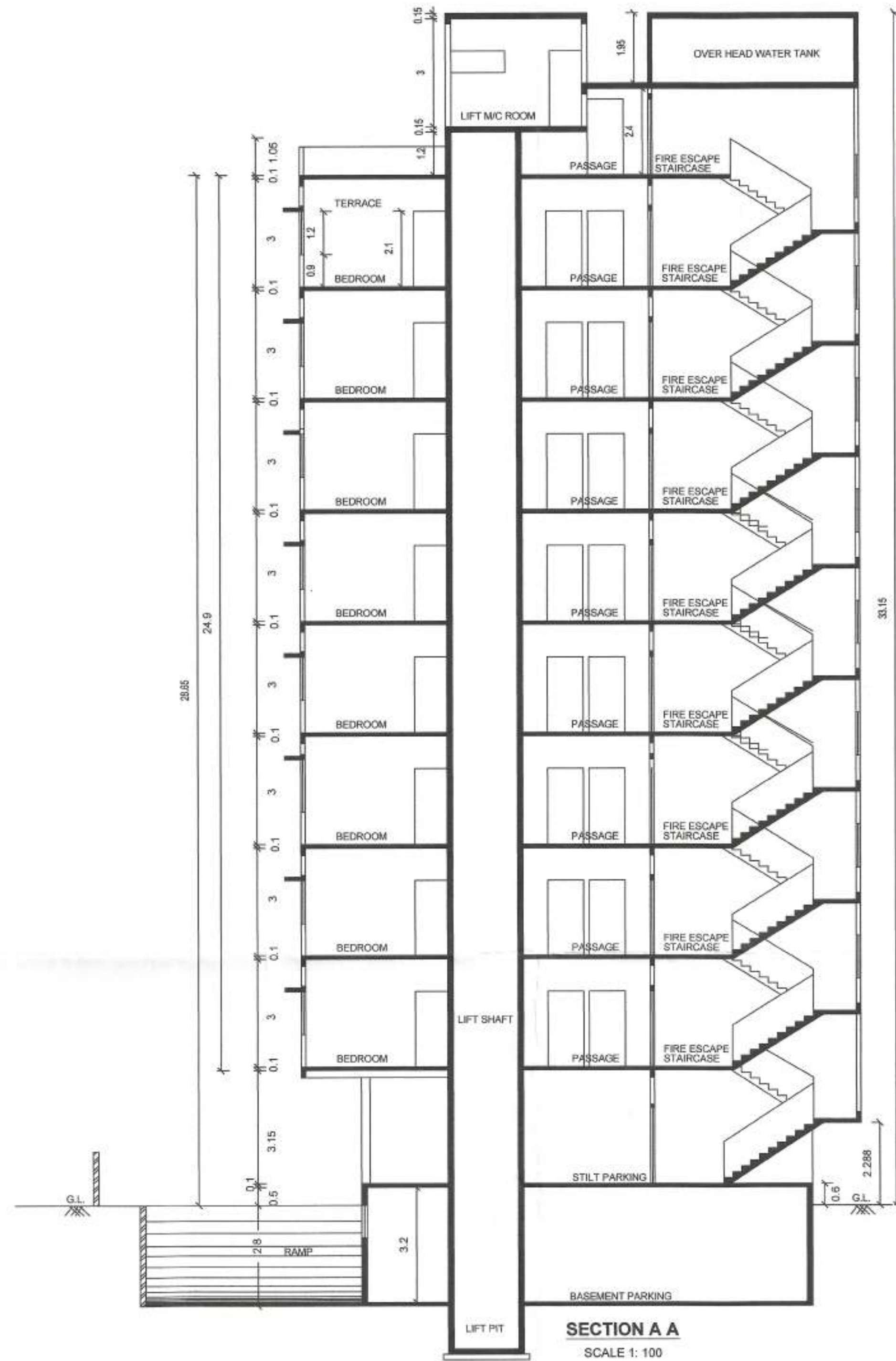

Deputy Director,
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to ,

1. Ward Office **Dharampeth**, Zone No. 02, Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.



WEST SIDE ELEVATION
SCALE 1: 100

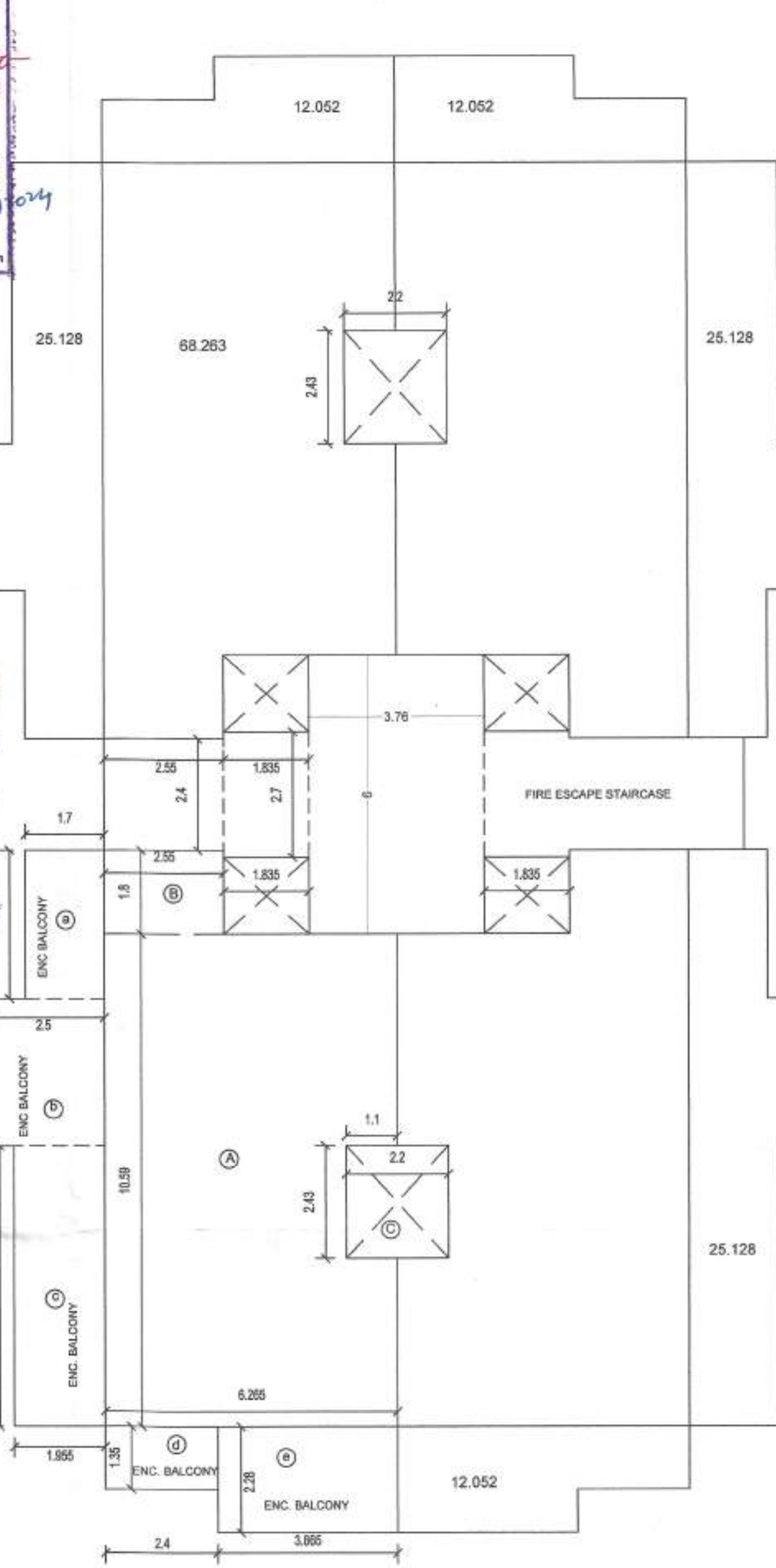


SECTION A A
SCALE 1: 100



The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, dated 10th March, 2005 as per schedule for ground 500 sq.mtrs. built-up area. The system shall be provided with 1 mtr. dia. mtrs. of pipe for every 100 sq.mtrs. of built-up area. The system shall be provided with 1 mtr. dia. mtrs. of pipe for every 100 sq.mtrs. of built-up area. The system shall be provided with 1 mtr. dia. mtrs. of pipe for every 100 sq.mtrs. of built-up area.

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity
4) Resid.
If the provisions as above are not made, the occupancy certificate will not be issued from NMC.



KEY PLAN TYPICAL FLOOR
SCALE 1: 100

PLOT NO : 3
BELONGS TO
KANCHAN SHRUTI CO-OP HOUSING SOCIETY LTD NAGPUR THROUGH POA M/S SHREE YOGIRAJ HOME MAKERS PVT. LTD THROUGH PARTNERS 1)MR. ASHUTOSH ARVIND NAIK AND OR 2) MR. NARESH RAGHUNATHPRASAD BALDWA
LAND USE AS PER SANCTION DEVELOPMENT PLAN : RESIDENTIAL
ZONE AS PER APPENDIX - M - R2
PROP BLDG USE SUBMITTED AS PER PLAN : RESIDENTIAL

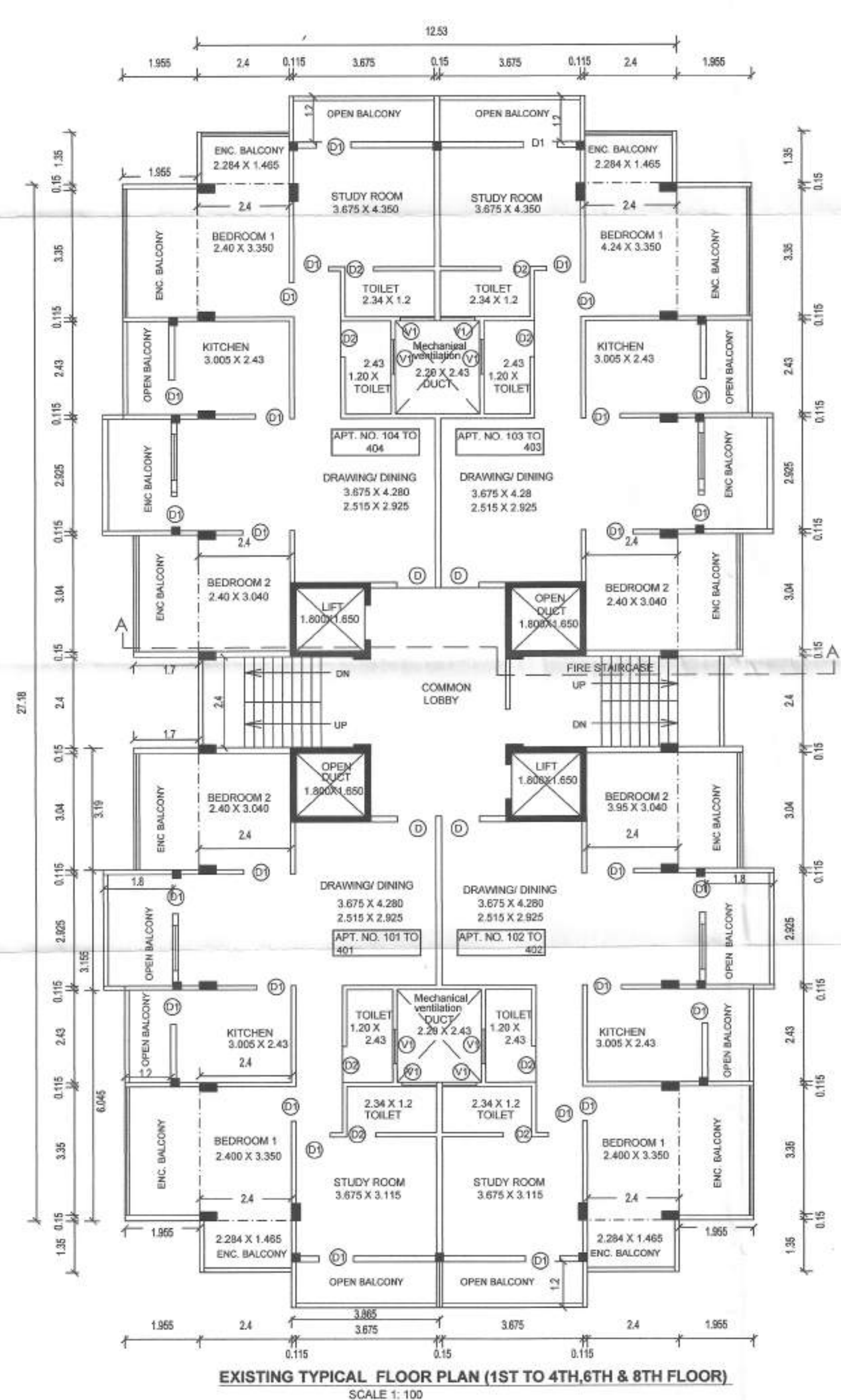
PROJECT
REDEVELOPMENT OF EXISTING RESIDENTIAL OLD DILAPILATED BUILDING ON PLOT NO. 3, N.M.C. HOUSE NO. 59, WARD NO 70, SHEET NO. 24, KH NO. 29 C.T.S.NO. 1028, MOUZA- GADGA, BUTY LAYOUT DHARAMPETH NAGPUR.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1054.40
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVY AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	0.00
TOTAL (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	1054.40
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
PHYSICAL RG PROVIDED	0.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	1054.40
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET-BACK	0.00
(b) ROAD-2 SET-BACK	0.00
(c) ROAD-3 SET-BACK	0.00
(d) ROAD-4 SET-BACK	0.00
(e) PROPOSED ROAD (DP)	0.00
(f) AMENITY SPACE	0.00
(g) NDZ AREA	0.00
(h) OTHER (CRZ AREA ETC.)	0.00
TOTAL (a+b+c+d+e+f+g+h)	0.00
7. NET PLOT AREA (5+6)	1054.40
8. PERMISSIBLE FSI	1.25
PERM. BUILT UP AREA (7 x 8)	1318.00
9. TDR AREA	0.00
10. SPECIAL CASES FSI (DILAPILATED BLDG.)	3163.20
Reconstruction / Redevelopment of dangerous building in R. No. N-234/118a) as per Govt. Notification, TPS - 2415/196/CR-01/2016/UD-9 dt. 25.11.2016	
Reconstruction /outside congested area total FSI of the new structure (3.00)	
11. TOTAL PERM. BUILT UP AREA (8+9+10)	3163.20
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	2184.416
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	2184.416
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	862.096
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED	3046.512
19. CONSUMED FSI	2.889
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	327.864
(ii) PROPOSED BALCONY AREA	1189.76
(iii) EXCESS BALCONY AREA	862.096
C) TENEMENT STATEMENT	
(i) EXISTING BUILT UP AREA (12)	3046.512
(ii) LESS NON RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	3046.512
(iv) TENEMENTS PERMISSIBLE	250/HEC.
(v) TENEMENTS PROPOSED	32
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	0

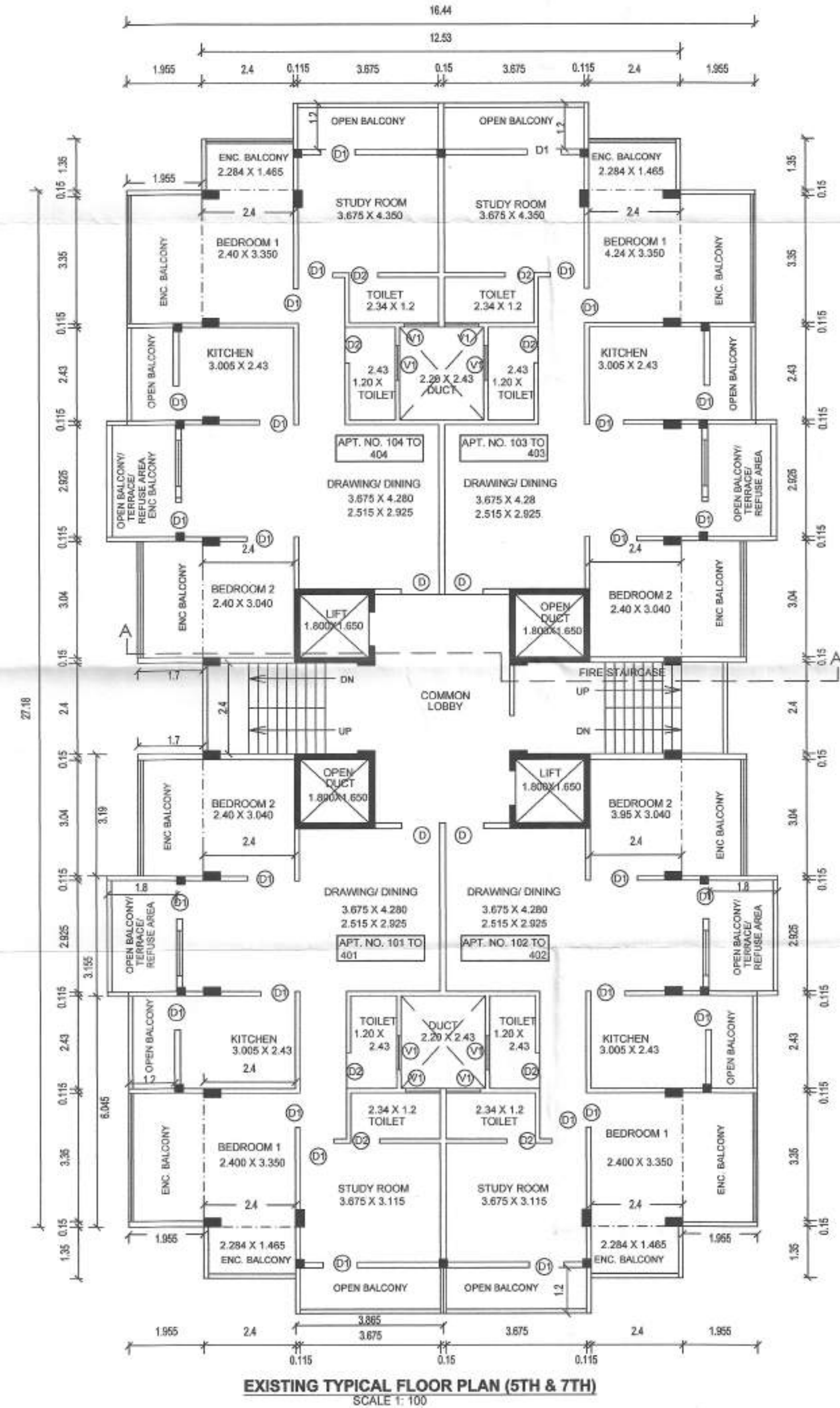
LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

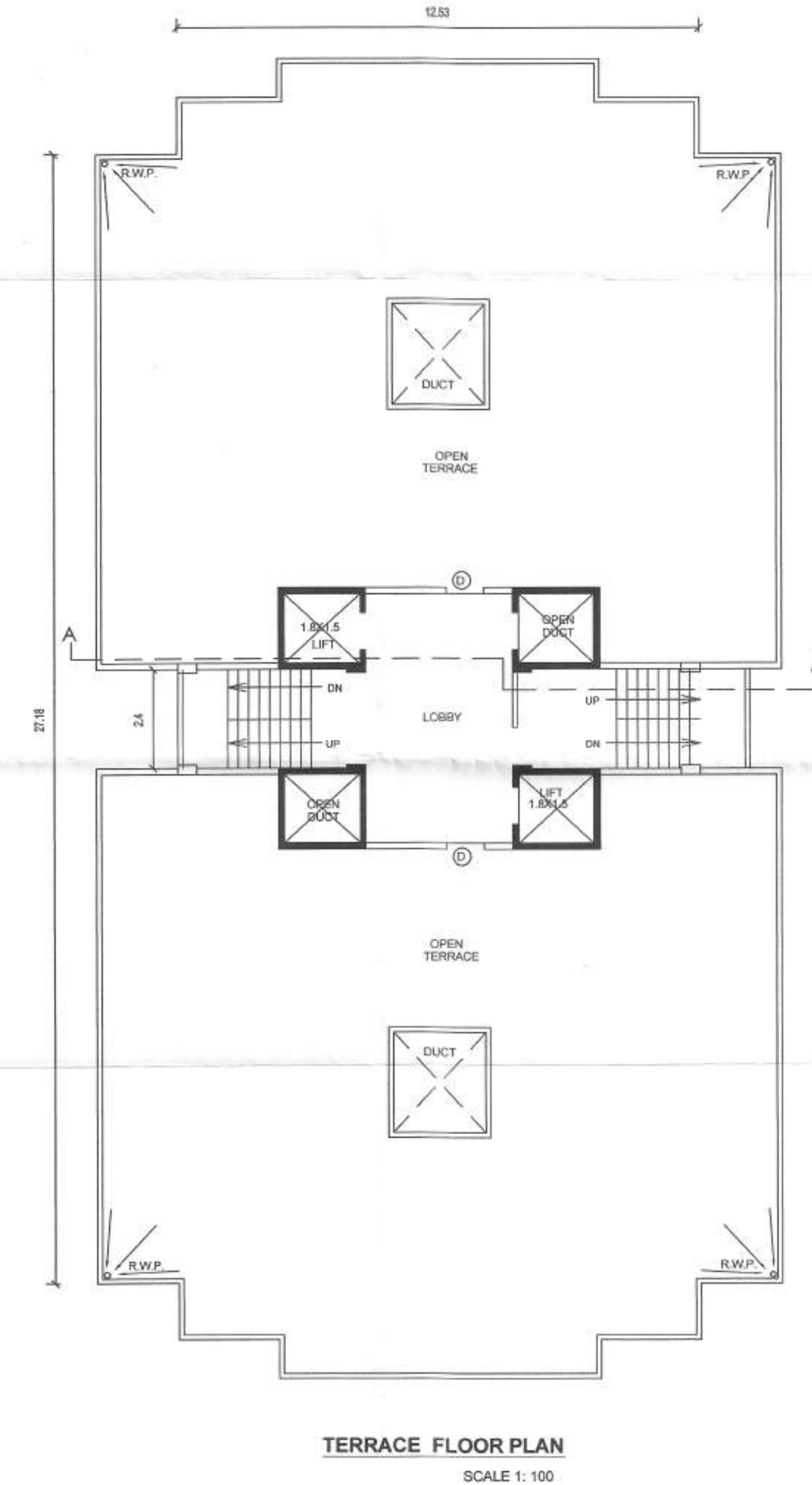
ARCHITECT: **Harish Kalikar**
ARCHITECT: **Harish Kalikar**
150, Shivaji Nagar, NAGPUR
I.M.C. L.S. No. 64
JOB NO. DRG. NO. SCALE DRAWN BY/CHECKED BY
1:100
PREVIOUS SANCTION PERMIT NO.
43/BP/GADGA/TP/NMC/675 DATED 24/04/2019



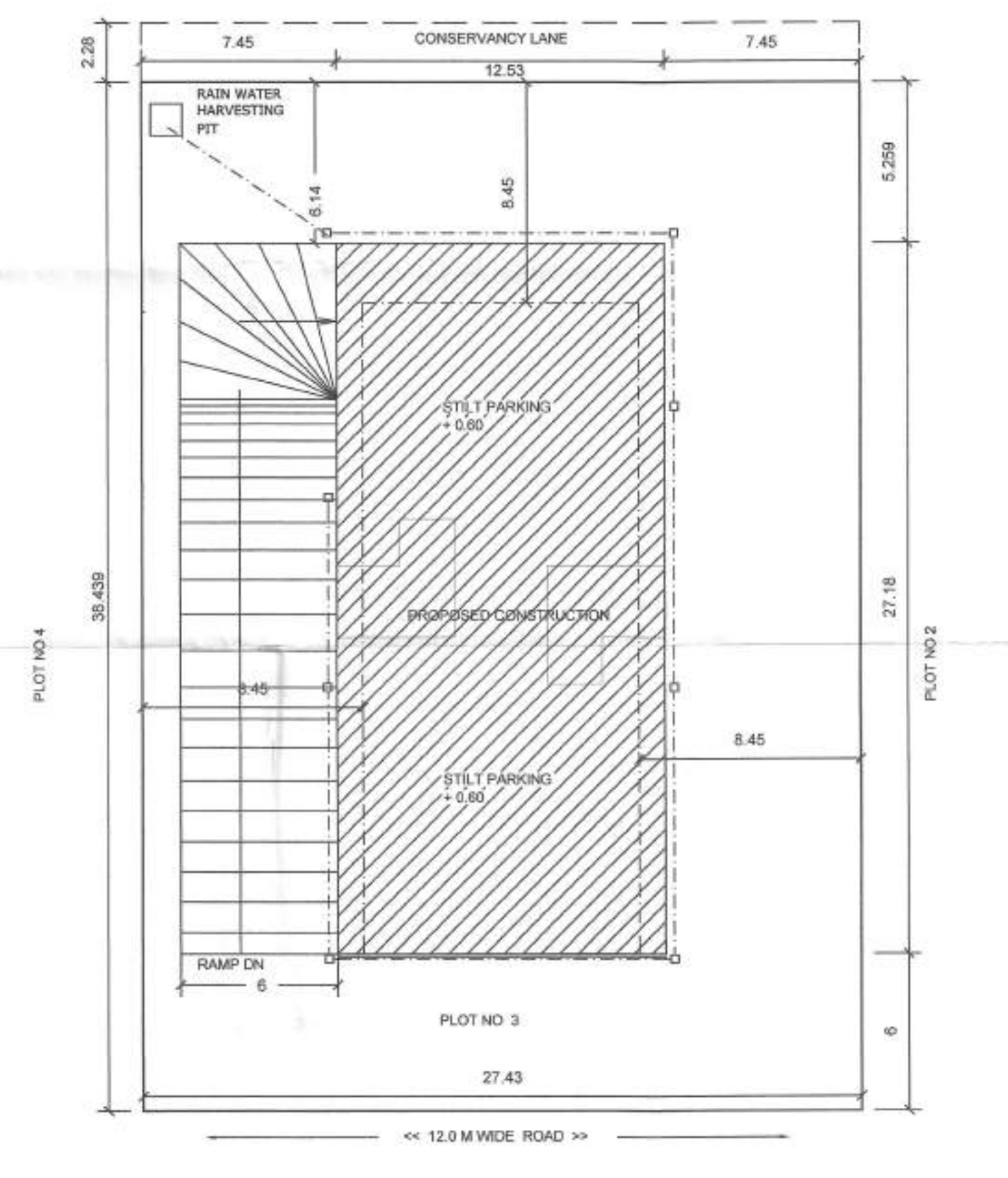
EXISTING TYPICAL FLOOR PLAN (1ST TO 4TH, 6TH & 8TH FLOOR)
SCALE 1: 100



EXISTING TYPICAL FLOOR PLAN (5TH & 7TH)
SCALE 1: 100



TERRACE FLOOR PLAN
SCALE 1: 100



SITE PLAN
SCALE 1: 200
DRW. NO 1/2

