



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 MRTTP Act 1966)

APPENDIX 'D'

(Regulation No.6.6.1)



Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	श्री. सुनिल रामकिष्ण दुद्दलवार श्रीमती सोनल सुनिल दुद्दलवार श्री. कुणाल सुनिल दुद्दलवार		
Address of Applicant	व्दारा ९८ शिवाजी नगर नागपूर		
Permit No. :	B.E (WEST)/ Case No. AB-12017070751/ Tracking No. 20170707123/	9899	Date : 28/9/17
Site of Proposed Work, Plot No. :	24		
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA.KH NO 38		

Sir, With reference to your application number AB-12017070751 dated 07-JUL-2017 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 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 Apendix "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 2 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. Neccessary 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

Enclosure : One Copy / One Set of Sanctioned Plan



20170707123

Date of Generation : 26/09/2017

Copy to : -

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

(S.M.Pohekar)

Building Engineer (W)

Nagpur Improvement Trust

Nagpur, Dated 25/09/2017

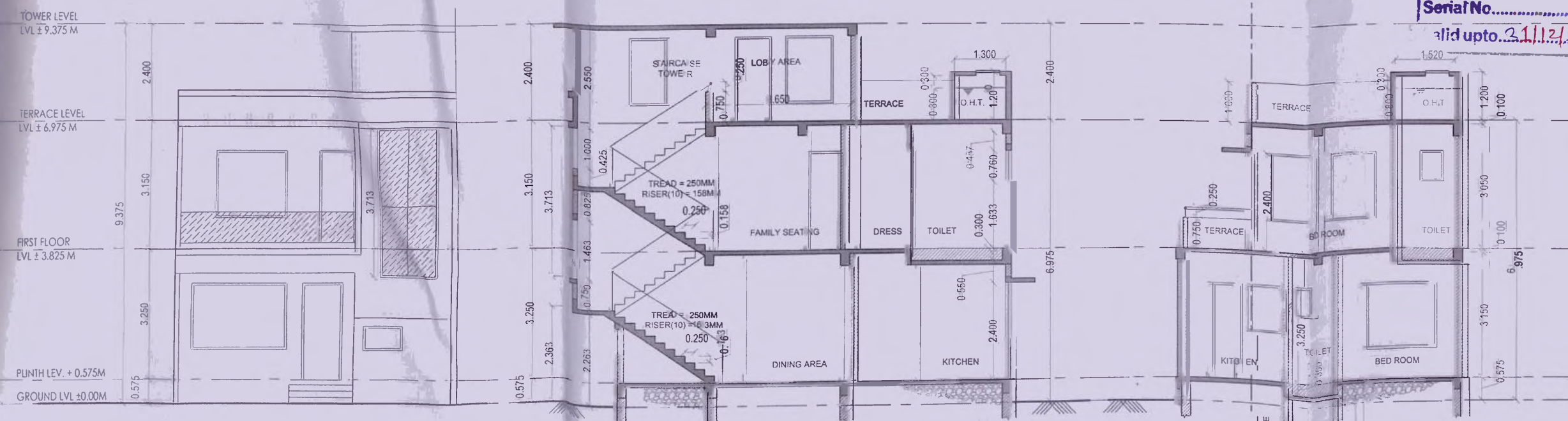
- 821 -

(S.M.Pohekar)

Building Engineer (W)

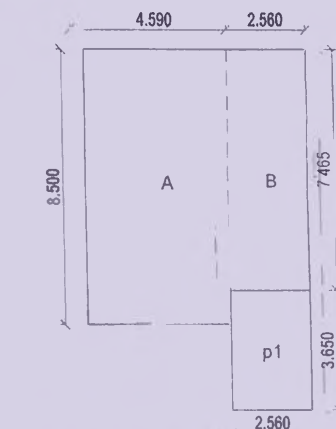
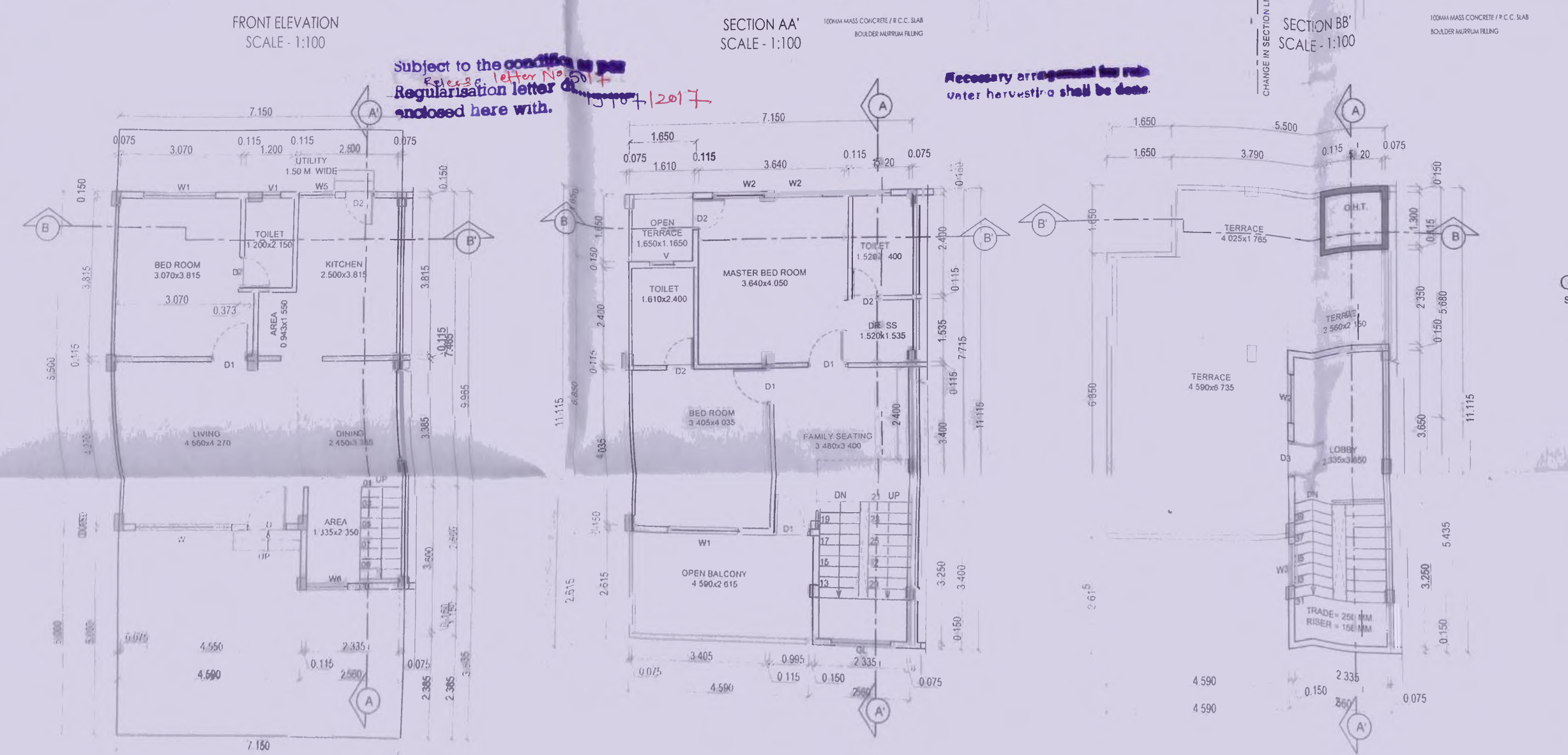
Nagpur Improvement Trust

Nagpur



NIT
L. S. No. 2.122
Serial No. 21112/2017
Valid upto 21/12/2017

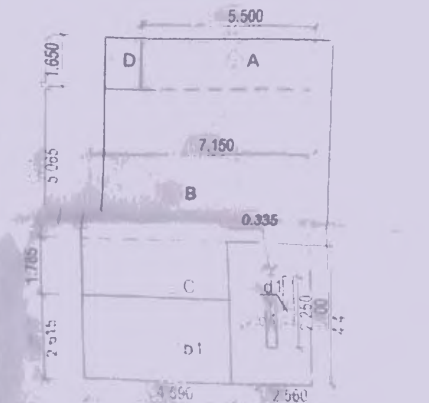
AREA STATEMENT							
PLOT AREA							10750 Sqm
AREA UNDER ROAD WIDENING/ DEDUCTION OF ROAD TANGENT							000 Sqm
NET PLOT AREA---A							10750 Sqm
F.S.I = 1 OF A							10750 Sqm
30 % EXTRA F.S.I.							3275
TOTAL PERMISSIBLE BUILT-UP AREA---C							13925 Sqm
PROPOSED BUILT UP AREA							117.90 Sqm
PAID FSI UTILISED							10.60 Sqm
PROPOSED AREA AS UNDER							AREA IN Sqm
PARTICULARS	TOTAL B/U AREA	PROPOSED PRIMUM AREA	15 % PERMISSIBLE BALCONY AREA	OPEN BALCONY AREA	ENCLOSED BALCONY AREA	TOTAL BALCONY AREA	EXCESS BAL AREA BUILT COUNTED IN FSI
	a	b	c=(ax 0.15)	d	e	f=(d+e)	g
GROUND FL	58.125	9.344	0.000	0.000	0.000	0.000	58.125
FIRST FL	56.204	10.511	8.430	12.002	0.000	12.002	3.572
TERRACE LEVEL	0.000	10.844	0.000	0.000	0.000	0.000	0.000
TOTAL AREA	114.330	30.699		12.002	0.000	12.002	3.572



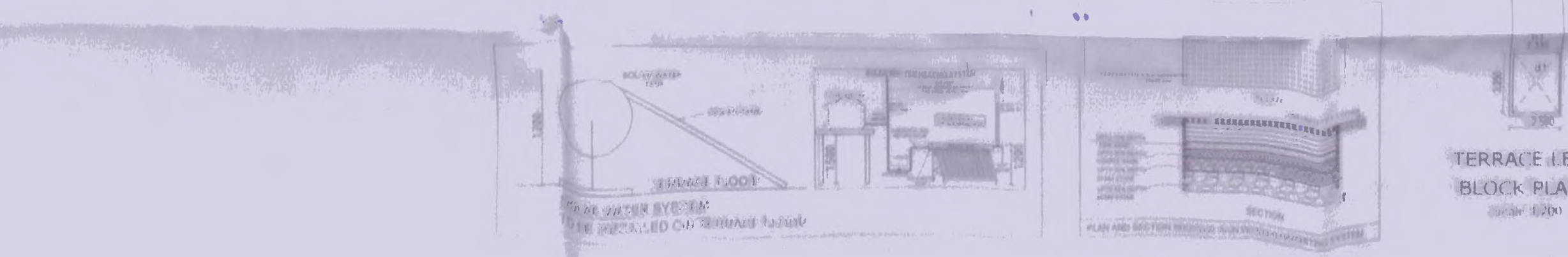
GROUND FL. AREA STATEMENT		
BUILT-UP AREA		
MKD	Nos	SIZE IN m
A	1	4.590 x 8.500
B	1	2.560 x 7.465
a		TOTAL B/U AREA
		58.125
PROPOSED PREMIUM AREA		
MKD	Nos	SIZE IN m
p1	1	2.560 x 3.650
b		TOTAL PREMIUM AREA
		9.344

FIRST FLOOR AREA STATEMENT		
BUILT-UP AREA		
MKD	Nos	SIZE IN m
A	1	5.500 x 1.650
B	1	7.150 x 5.065
C	1	4.590 x 7.85
D	1	1.650 x 6.50
a		TOTAL B/U AREA
		56.204
PROPOSED PREMIUM AREA		
MKD	Nos	SIZE IN m
p1	1	2.560 x 4.400
b		TOTAL PREMIUM AREA
		11.264
DEDUCTION		
MKD	Nos	SIZE IN m
d1	1	0.335 x 2.250
c		TOTAL DEDUCTION AREA
		0.753
d=(b-c)		NET PREMIUM AREA
		10.511
PROPOSED OPEN BALCONY AREA		
MKD	Nos	SIZE IN m
b1	1	4.590 x 2.615
e		TOTAL OPEN BALCONY AREA
		12.002

OFFICE OF THE NAGPUR IMPROVEMENT
Building Permit No. B.E. (w) 2017
Date 20/10/17
SANCTIONED
By Dr. B. J. D. J.
Nagpur Improvement



TERRACE LEVEL AREA STATEMENT		
PROPOSED PREMIUM AREA		
MKD	Nos	SIZE IN m
p1	1	2.560 x 7.200
b		TOTAL PREMIUM AREA
		18.432
DEDUCTION		
MKD	Nos	SIZE IN m
d1	1	2.335 x 1.2
c		TOTAL DEDUCTION AREA
		2.802
d=(b-c)		NET PREMIUM AREA
		15.630





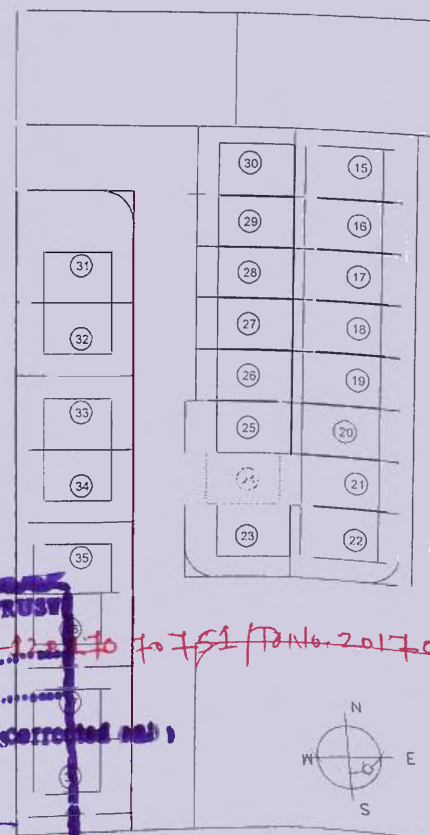
**TERRACE LEVEL
BLOCK PLAN**
Scale: 1/2000

PROPOSED AREA AS UNDER							AREA IN Sqm.	
PARTICULARS	TOTAL B/U AREA	PROPOSED PRIMUM AREA	15 % PERMISSIBLE BALCONY AREA	OPEN BALCONY AREA	ENCLOSED BALCONY AREA	TOTAL BALCONY AREA	EXCESS BAL AREA COUNTED IN FSI	BUILTUP AREA
	a	b	c=(ax 0.15)	d	e	f=(d+e)	g	h=(a+g)
GROUND FL	58.125	9.344	0.000	0.000	0.000	0.000	0.000	58.125
FIRST FL	56.204	10.511	8.430	12.002	0.000	12.002	3.572	59.776
TERRACE LEVEL	0.000	10.844	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL AREA	114.330	30.699		12.002	0.000	12.002	3.572	117.902

FIRST FLOOR AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					
MKD	Nos	SIZE IN m		AREA	TOTAL
A	1	5.500	1.650	9.075	
B	1	7.150	5.065	36.214	
C	1	4.590	1.785	8.193	
D	1	1.650	1.650	2.722	
a	TOTAL B/U/P AREA			56.204	56.204
PROPOSED PREMIUM AREA					
MKD	Nos	SIZE IN m		AREA	TOTAL
p1	1	2.560	4.400	11.264	
b	TOTAL PREMIUM AREA			11.264	11.264
DEDUCTION					
MKD	Nos	SIZE IN m		AREA	TOTAL
d1	1	0.335	2.250	0.753	
c	TOTAL DEDUCTION AREA			0.753	
d=(b-c)	NET PREMIUM AREA			10.511	10.511
PROPOSED OPEN BALCONY AREA					
MKD	Nos	SIZE IN m		AREA	TOTAL
b1	1	4.590	2.615	12.002	
e	TOTAL OPEN BALCONY AREA			12.002	12.002

TERRAE LEVEL AREA STATEMENT				AREA IN
PROPOSED PREMIUM AREA				
MKD	Nos	SIZE IN m	AREA	TOTAL
p1	1	2.560		
TOTAL PREMIUM AREA			2.560	2.560
DEDUCTION				
MKD	Nos	SIZE IN m	AREA	TOTAL
d1	1	2.119	1.250	7.500
TOTAL DEDUCTION AREA				7.500
NET PREMIUM AREA			10.844	

Architectural floor plan of the First Floor Block. The plan shows a rectangular layout with various rooms and corridors. Key dimensions are provided: overall width 5.500, overall depth 4.400, and several internal dimensions like 7.150, 4.590, 2.560, 2.950, 1.705, 2.950, 1.250, 0.335, and 1.250. Rooms are labeled A, B, C, D, and b1. A staircase is labeled 'p1'. A north arrow is located in the top right corner.



PROPOSED LAYOUT
ON K.H.NO. 38

C.NO. 40

KH.NO. 39/2

KH.NO. 39/1

C.NO.

C.NO. 65

C.NO. 66

C.NO. 67

LOCATION PLAN
SCALE - N.T.S.

FIRST FL. BLOCK PLAN
scale-1:200



NOTE: PLAN
scale: 1/200

DRAWING NO		ROW 00	
DISCUSSION	☐	EXECUTION	☐
TENDER	☐	SUBMISSION	☒

Acad Ref.

THIS DRAWING IS THE PROPERTY OF R. N. ASSOCIATES IT
SHOULD NOT BE USED, COPIED OR REPRODUCED WITHOUT
PRIOR WRITTEN PERMISSION.

REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
IF ANY DISCREPANCY OBSERVED IN THE DRAWING THE
SAME SHOULD BROUGHT TO THE NOTICE OF ARCHITECT
FOR RECTIFICATION.

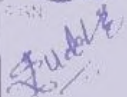
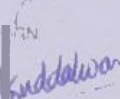
PARKING AREA STATEMENT

AS THE SIZE OF PLOT IS MORE THAN 100 SQ.M. & LESS THAN 200 SQ.M. AND CONSTRUCTION OF SINGLE FAMILY DWELLING UNIT IS PROPOSED THEN REQUIRED PARKING SHALL BE PROVIDED IN THE MARGINAL SPACES.

REQUIRED PARKING - 1 CAR + 2 SC + 2 CY
PROVIDED PARKING - 1 CAR + 2 SC + 2 CY
(IN THE FRONT MARGINAL SPACE)

INDEX :-

PLOT BOUNDARY SHOWN THUS		
EXISTING CONSTRUCTION SHOWN THUS		
PROPOSED AREA SHOWN THUS		

	1	
	SHRI SUNIL DUDDALWAR	
OWNER	MRS. SONAL DUDDALWAR	
	KUNAL S. DUDDALWAR	
ARCHITECT	RUPESH B. NAOGHARE (B. ARCH) ARCHITECT, PLANNER, INTERIOR DESIGNER REG. No. CA/2006/38141 NIT LICENCE No. 2122	

The image shows a document with a grid of labels on the left and a submission drawing on the right. The labels are as follows:

PROJECT AREA	DATE	TIME	BY
SUBJECT	DATE	TIME	BY
LOCATION	DATE	TIME	BY
REMARKS	DATE	TIME	BY

Below the grid, the text "SUBMISSION DRAWING" is visible. To the left of the drawing, there is a large, stylized "10" and the text "R.N. ASSOCIATES". Below this, the text "A. ASSOCIATES, 10000 N. 100TH AVE., SUITE 100, EDEN PRAIRIE, MN 55324" is printed.