



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)



2017092711

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-120170926148/ Tracking No. 2017092711/ 9916	Date :	29/09/2017
Site of Proposed Work. Plot No. :	25		
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA.KH NO 38		

Sir, With reference to your application number AB-120170926148 dated 26-SEP-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 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 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. 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.

Enclosure : One Copy / One Set of Sanctioned Plan



2017092711

Date of Generation : 29/09/2017

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

(S.M.Pohekar)

Building Engineer (W)

Nagpur Improvement Trust

Nagpur

ER LEVEL
LVL ± 9.375 M

TERRACE LEVEL
LVL ± 6.975 M

FIRST FLOOR
LVL ± 3.825 M

PUNTH LVL. + 0.575M

GROUND LVL. ± 0.00M

NIT
L. S. No. 2122
Serial No. 2122
Valid upto 31/12/2022

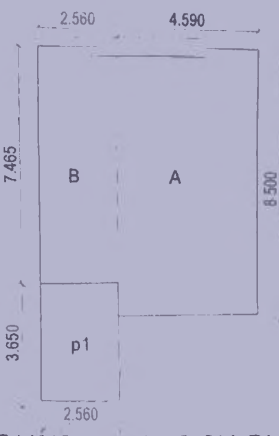
AREA STATEMENT	
PLOT AREA	107.250 Sqm.
AREA UNDER ROAD WIDENING/ DEDUCTION OF ROAD TANGENT	0.000 Sqm.
NET PLOT AREA---A	107.250 Sqm.
F.S.I = 1 OF A	107.250 Sqm.
30 % EXTRA F.S.I.	32.175 Sqm.
TOTAL PERMISSIBLE BUILT-UP AREA---C	139.425 Sqm.
PROPOSED BUILT UP AREA	117.901 Sqm.
PAID FSI UTILISED	10.651 Sqm.

PROPOSED AREA AS UNDER							AREA IN Sqm.
PARTICULARS	TOTAL B/U AREA	PROPOSED PREMIUM AREA	15 % PERMISSIBLE BALCONY AREA	OPEN BALCONY AREA	ENCLOSED BALCONY AREA	TOTAL BALCONY AREA	EXCESS BAL AREA 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	0.000
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

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.C.N. Case No. 10/10/2018/26148/15-10-2018/2711/9914/1006
Date 29/09/2017
SANCTIONED
Building Engineer
Nagpur Improvement Trust
As certified only

SECTION AA'
SCALE - 1:100

SECTION BB'
SCALE - 1:100



GROUND FL. AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
A	1	4.590	8.500	39.015	
B	1	2.560	7.465	19.110	
a				TOTAL B/U AREA	58.125
PROPOSED PREMIUM AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
p1	1	2.560	3.650	9.344	
b				TOTAL PREMIUM AREA	9.344

GROUND FL. BLOCK PLAN
scale-1:200

Subject to the condition as per
Release
Regularisation letter dt. 19/11/2017
enclosed here with.

Necessary arrangement for rain
water harvesting shall be done.

FIRST FLOOR AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
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 AREA	56.204
PROPOSED PREMIUM AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
p1	1	2.560	4.400	11.264	
b				TOTAL PREMIUM AREA	11.264
DEDUCTION					TOTAL
MKD	Nos	SIZE IN m	AREA		
d1	1	0.335	2.750	0.753	
c				TOTAL DEDUCTION AREA	0.753
d=(b-c)				NET PREMIUM AREA	10.511
PROPOSED OPEN BALCONY AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
b1	1	4.590	2.615	12.002	
e				TOTAL OPEN BALCONY AREA	12.002

FIRST FL. BLOCK PLAN
scale-1:200

GROUND FLOOR PLAN
SCALE - 1:100

FIRST FLOOR PLAN
SCALE - 1:100

TERRACE FLOOR PLAN
SCALE - 1:100

TERRACE LEVEL
BLOCK PLAN
scale-1:200

TERRACE LEVEL AREA STATEMENT					AREA IN Sqm
PROPOSED PREMIUM AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
p1	1	2.560	3.650	11.432	
d				TOTAL PREMIUM AREA	11.432
DEDUCTION					TOTAL
MKD	Nos	SIZE IN m	AREA		
d1	1	2.615	2.615	0.000	
d=(b-c)				NET PREMIUM AREA	10.651



