



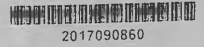
Nagpur Improvement Trust

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)



2017090860

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	श्री सुनिल रामकृष्ण दुददलवार व ईतर		
Address of Applicant	१८९ सिमेंट रोड शिवाजी नगर नागपूर ४४००१०		
Permit No. :	B.E (WEST)/ Case No. AB-12017090824/ Tracking No. 2017090860/	१९०	Date: २०१७/०९/१७
Site of Proposed Work, Plot No. :	26	१९४	
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA,KH NO 38		

Sir, With reference to your application number AB-12017090824 dated 08-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 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 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. 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



2017090860

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

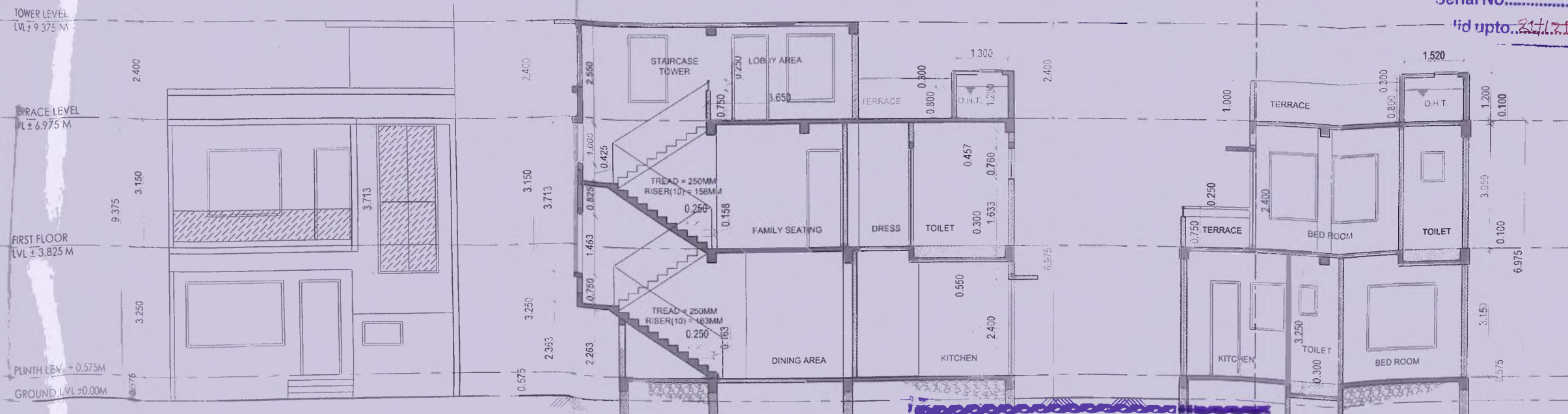
(S.M.Pohekar)

Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

Sd.

(S.M.Pohekar)

Building Engineer (W)
Nagpur Improvement Trust
Nagpur



NIT
L.S.No. 2122
Serial No. 2117/2017
Valid upto 21/12/2017

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
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							
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	58.125
FIRST FL	56.204	10.511	8.430	12.002	0.000	12.002	59.736
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

Subject to the condition as per Regularisation letter No. 5017 dated 17/01/2017 enclosed here with.

Necessary arrangement for rain water harvesting shall be done

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No B.E.W/104/Co.No. AB-122/SECTION 1824/D No. 2117/2017
Date 28/09/2017
SANCTIONED
As corrected only
Building Engineer
Nagpur Improvement Trust

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

GROUND FL. BLOCK PLAN
scale: 1:200

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				56.204	
PROPOSED PREMIUM AREA					
MKD	Nos	SIZE IN m	AREA	TOTAL	
p1	1	2.560	4.400	11.264	
b				11.264	
DEDUCTION					
MKD	Nos	SIZE IN m	AREA	TOTAL	
d1	1	0.335	2.350	0.753	
c				0.753	
NET PREMIUM AREA					
d=(b-c)				10.511	
PROPOSED OPEN BALCONY AREA					
MKD	Nos	SIZE IN m	AREA	TOTAL	
b1	1	4.590	2.615	12.002	
e				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

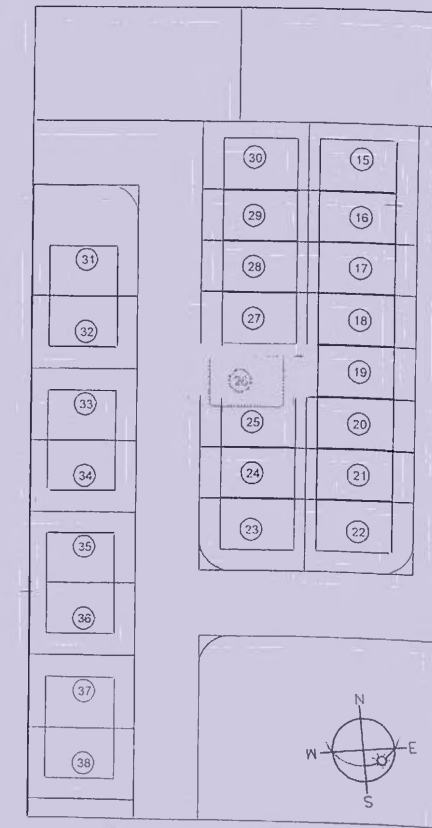
TERRACE LEVEL
BLOCK PLAN
scale: 1:200

TERRACE LEVEL AREA STATEMENT					AREA IN Sqm
PROPOSED PREMIUM AREA					
MKD	Nos	SIZE IN m	AREA	TOTAL	
p1	1	2.560	3.650	9.344	
b				9.344	
DEDUCTION					
MKD	Nos	SIZE IN m	AREA	TOTAL	
d1	1	0.335	2.350	0.753	
c				0.753	
NET PREMIUM AREA					
d=(b-c)				8.591	

The floor plan shows a 2BHK apartment with the following layout and dimensions:

- Overall Dimensions:** 6.975m (width) x 12.275m (depth).
- Rooms and Dimensions:**
 - Bed Room (Top):** 3.150m x 3.050m. Includes a window (W) and a door (D).
 - Bed Room (Bottom):** 3.150m x 3.250m. Includes a window (W) and a door (D).
 - Toilet (Top):** 0.750m x 0.300m. Includes a window (W).
 - Toilet (Bottom):** 0.750m x 0.300m. Includes a window (W).
 - Kitchen:** 2.400m x 0.550m. Includes a window (W).
 - Terrace:** 1.000m x 0.250m. Includes a window (W).
 - Living Area:** 3.050m x 0.457m. Includes a window (W).
 - Entrance:** 0.457m x 0.300m. Includes a door (D).
- Other Features:**
 - W.C. (Water Closet):** 0.300m x 0.300m. Includes a window (W).
 - W.D. (Washing Drying):** 0.300m x 0.300m. Includes a window (W).
 - W.B. (Washing Basin):** 0.300m x 0.300m. Includes a window (W).
 - W.T. (Water Tank):** 0.300m x 0.300m. Includes a window (W).
 - W.D. (Washing Drying):** 0.300m x 0.300m. Includes a window (W).
 - W.B. (Washing Basin):** 0.300m x 0.300m. Includes a window (W).
 - W.T. (Water Tank):** 0.300m x 0.300m. Includes a window (W).

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	
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 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	117.901	



PROJECT

PROPOSED SINGLE FAMILY DWELLING ROW
HOUSE UNIT ON KH. NO.38, C.T.S.
NO. 270, SHEET NO.64, MOUZA: DABHA, AT TAH.
NAGPUR, DIST. NAGPUR, BELONGING TO:

- 1) SUNIL RAMKRISHNA DUDDALWAR
- 2) SONAL SUNIL DUDDALWAR
- 3) KUNAL SUNIL DUDDALWAR(AS PER MUTATION)

DRAWING NO	ROW 003
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DISCUSSION	☐	EXECUTION	☐
TENDER	☐	SUBMISSION	☒

Acad Ref.

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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

SCHEDULE OF OPENING			
D	DOOR	1.000 x 2.400	T.W PANELED DOOR
D1	DOOR	0.900 x 2.400	FLUSH DOOR
D2	DOOR	0.750 x 2.400	DO
D3	DOOR	0.900 x 2.100	FLUSH DOOR AT TERRACE
W	WINDOW	2.400 x 1.650	ALUMINIUM GLASS WINDOW
W1	WINDOW	1.800 x 1.650	DO
W2	WINDOW	1.200 x 1.650	DO
W3	WINDOW	1.000 x 1.650	DO
W4	WINDOW	0.900 x 1.650	DO
W5	WINDOW	0.900 x 1.200	DO
W6	WINDOW	1.000 x 0.600	DO
GL	GLAZING	1500 x 3.713	ALUMINIUM GLASS GLAZING
V	VENTILATOR	0.600 x 0.750	ALUMINIUM GLASS VENTILATOR
V1	VENTILATOR	0.450 x 0.750	DO
V2	VENTILATOR	1.500 x 0.550	DO

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)

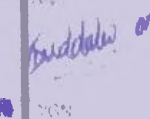
INDEX

LOT BOUNDARY SHOWN THUS

EXISTING CONSTRUCTION SHOWN THUS

PROPOSED AREA SHOWN THUS

The legend consists of three items, each with a line style and a label: a dashed line for 'LOT BOUNDARY SHOWN THUS', a solid line for 'EXISTING CONSTRUCTION SHOWN THUS', and a thick solid line for 'PROPOSED AREA SHOWN THUS'. To the right of the text is a circular diagram with a crosshair, containing a thick solid line segment, likely representing a proposed area within a lot.

OWNER	SHRI SUNIL DUDDALWAR	SIGN 
ARCHITECT	MRS. SONAL DUDDALWAR	SIGN 
	KUNAL S. DUDDALWAR	
	RUPESH B. NAOGHARE ARCHITECT, PLANNER, INTERIOR DESIGNER REG. No. CA/2008/38141 MIT LICENCE No. 2122	SIGN 
	RUPESH B. NAOGHARE	

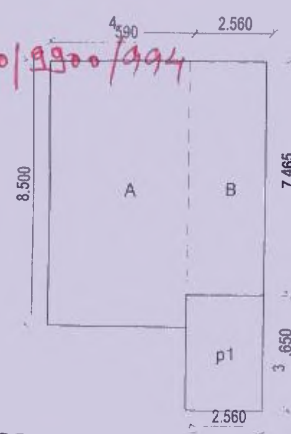
PROJECT AN DATA
DATA
DATE

SCALE
DATE

SUMMARY
003

SEEMINGLY DRAWING:

R.N. ASSOCIATES
A CORPORATION, INCORPORATED IN THE STATE OF CALIFORNIA
11000 N. 15th Street, Suite 100, San Jose, CA 95131

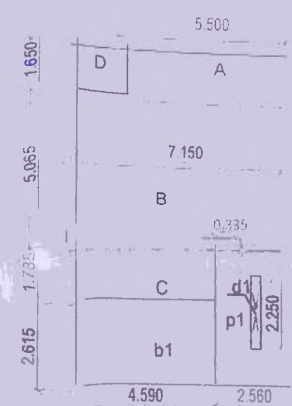
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GROUND FL. BLOCK PLAN
scale-1:200

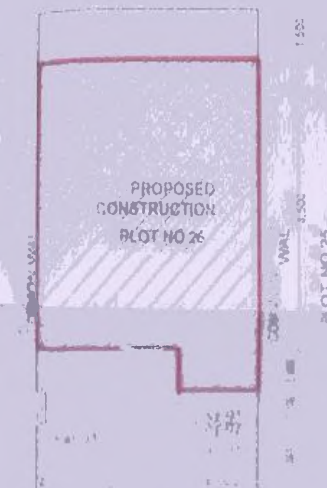
GROUND FL. AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					
	MKD	Nos	SIZE IN m		AREA
	A	1	4.590	8.500	39.015
	B	1	2.560	7.465	19.110
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FIRST FLOOR AREA STATEMENT					AREA IN Sqm
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MKD	Nos	SIZE IN m		AREA	TOTAL
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c	TOTAL DEDUCTION AREA			0.753	
d=(b-c)	NET PREMIUM AREA			10.511	
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MKD	Nos	SIZE IN m		AREA	TOTAL
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e	TOTAL OPEN BALCONY AREA			12.002	12.002

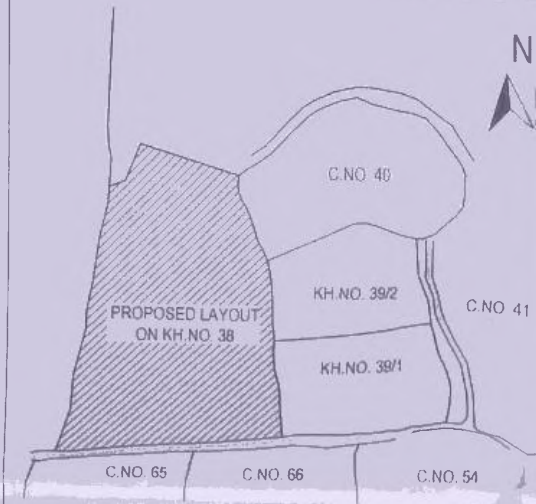
TERRACE LEVEL AREA STATEMENT					AREA IN
PROPOSED PREMIUM AREA					
MAKD	No	SIZE IN m	AREA	TOTAL	
p1		2.560	18.432		
TOTAL PREMIUM AREA			18.432	18.432	
REDUCTION					
MAKD	No	SIZE IN m	AREA	TOTAL	
d1	1	2.185	7.580		
TOTAL REDUCTION AREA			7.580		
NET PREMIUM AREA			10.852		



FIRST FL. BLOCK PLAN
scale-1:200



PLOT NO. 19
7.156



LOCATION PLAN
SCALE - N.T.S.

TERRACE FLOOR PLAN
SCALE - 1:100

MAIN

SECTION

TERRACE LEVEL
BLOCK PLAN
SCALE 1:200

TERRACE LEVEL
BLOCK PLAN
Scale 1/200