



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)



20170707124

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	श्री. सुनिल रामकिष्ण दुदलवार श्रीमती सोनल सुनिल दुदलवार श्री. कुणाल सुनिल दुदलवार		
Address of Applicant	व्दारा ९८ शिवाजी नगर नागपूर		
Permit No. :	B.E (WEST)/ Case No. AB-12017070748/ Tracking No. 20170707124/	953	Date : 7.9.17
Site of Proposed Work, Plot No. :	42 952		
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA KH NO 38		

Sir, With reference to your application number AB-12017070748 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 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 service 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 3 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



20170707124

Date of Generation : 01/09/2017

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 *01/09/2017*

- 54 -
(S.M. Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, *01/09/2017*



AREA STATEMENT								
PLOT AREA							150.000	Sqm.
AREA UNDER ROAD WIDENING							0.000	Sqm.
NET PLOT AREA---A							150.000	Sqm.
F.S.I = 1 OF A							150.000	Sqm.
30 % EXTRA F.S.I.							45.000	
TOTAL PERMISSIBLE BUILT-UP AREA---C							195.000	Sqm.
PROPOSED BUILT UP AREA							155.098	Sqm.
PAID FSI UTILISED							5.098	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	60.420	5.105	0.000	0.000	0.000	0.000	0.000	60.420
FIRST FL	56.939	7.828	8.540	14.369	8.106	22.475	13.935	70.874
SECOND FL.	23.725	4.569	3.558	3.635	0.000	3.635	0.077	23.802
TOTAL AREA	141.084	17.502	12.098	0.000	8.106	26.110	14.012	155.098

GROUND FL. AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	A	1	7.000	6.600	46.200
	B	1	5.925	2.400	14.220
a	TOTAL B/UP AREA			60.420	60.420
PROPOSED PREMIUM AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	p1	1	1.075	2.400	2.580
	p2	1	2.525	1.000	2.525
b	TOTAL PREMIUM AREA			5.105	5.105

FIRST FLOOR AREA STATEMENT						AREA IN Sq.m
BUILT-UP AREA						
	MKD	Nos	SIZE IN m		AREA	TOTAL
	A	1	4.475	7.525	33.674	
	B	1	2.525	6.600	16.665	
	C	1	4.475	1.475	6.600	
a	TOTAL B/UP AREA				56.939	56.939

PROPOSED PREMIUM AREA						
	MKD	Nos	SIZE IN m	AREA	TOTAL	
	p1	1	2.525	3.400	8.585	
b	TOTAL PREMIUM AREA				8.585	8.585

DEDUCTION					
MKD	Nos	SIZE IN m		AREA	TOTAL
d1	1	2.525	0.300	0.758	

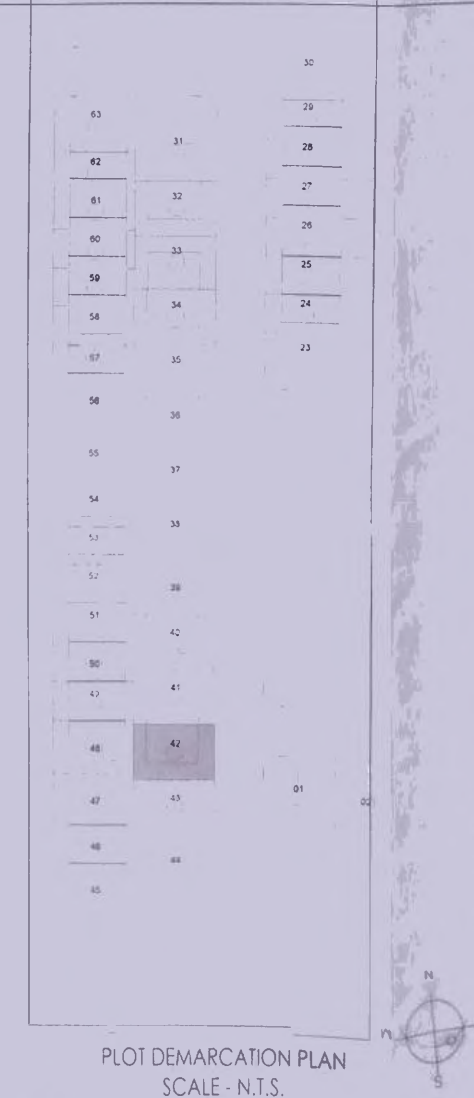
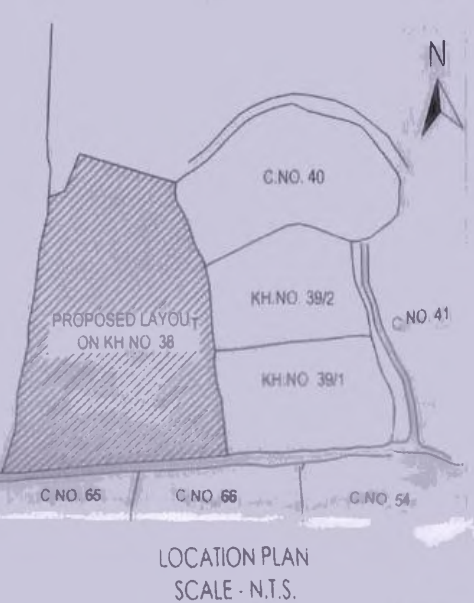
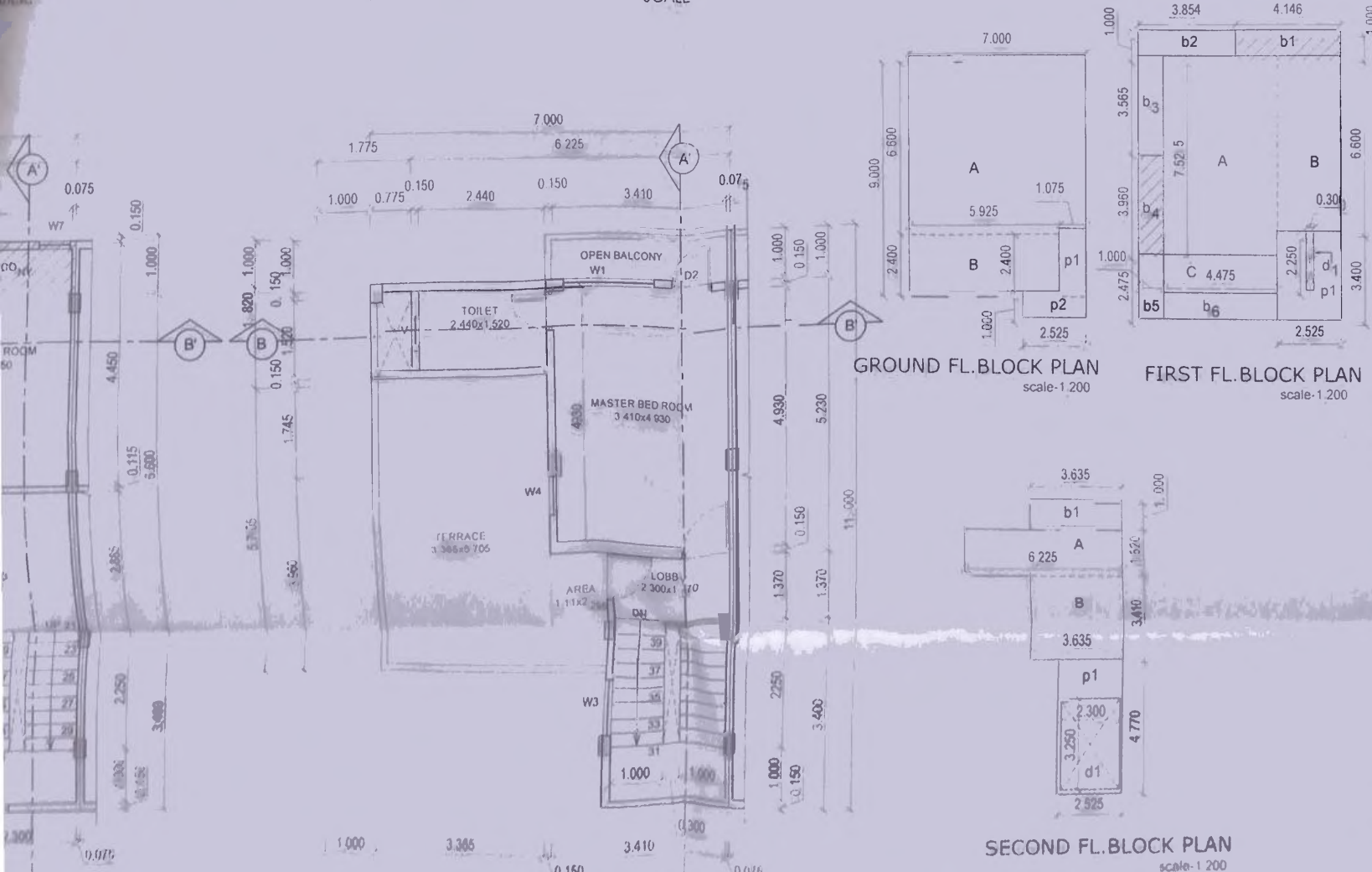
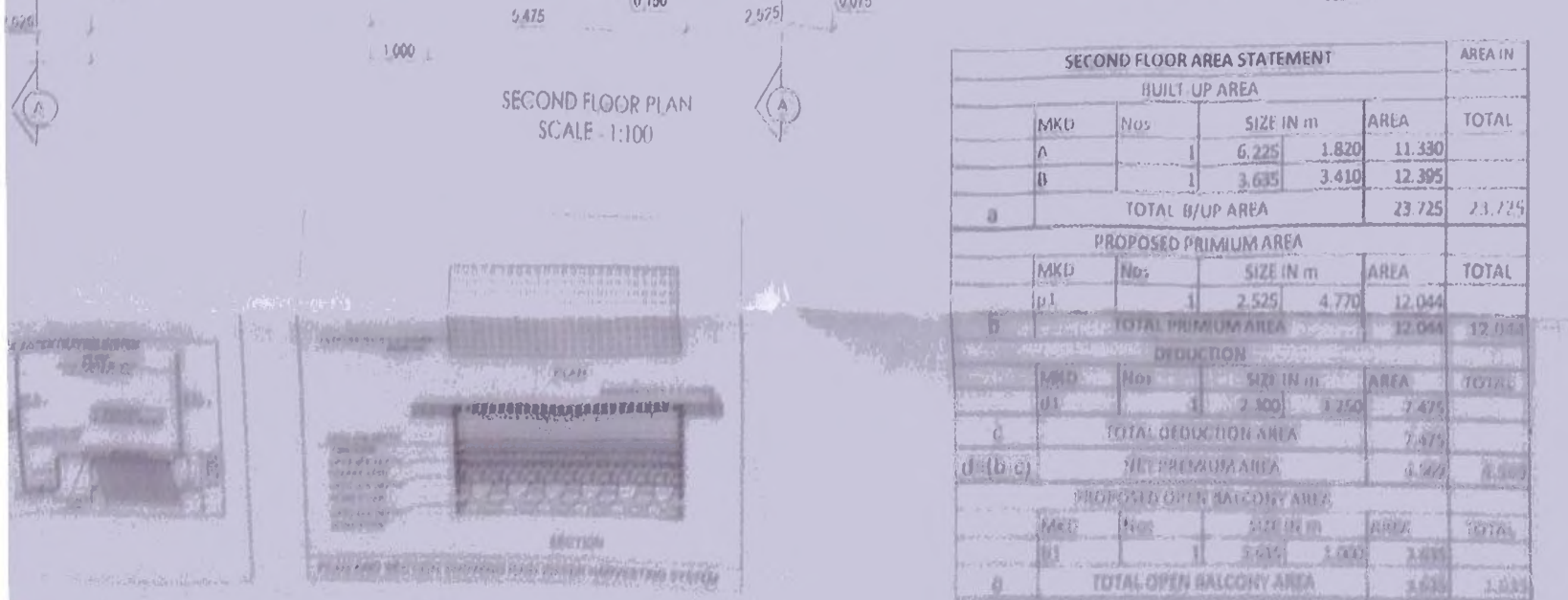
c	TOTAL DEDUCTION AREA	0.758	
d=(b-c)	NET PREMIUM AREA	7.828	7.328

PROPOSED ENCLOSED BALCONY AREA					
MKD	Nos	SIZE IN m	AREA	TOTAL	

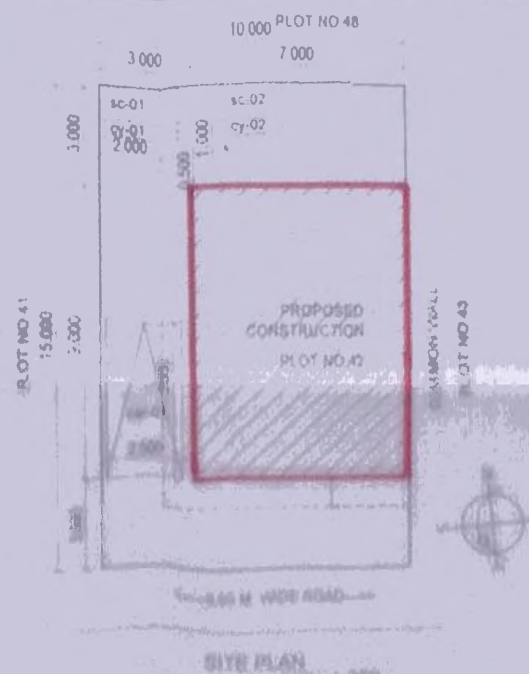
	b1	1	4.146	1.000	4.146
	b4	1	1.000	3.960	3.960
P	TOTAL ENCLOSED BALCONY AREA			8.106	8.106

PROPOSED OPEN BALCONY AREA					
	MKD	Net	SIZE IN m	AREA	TOTAL

	MRD	NOS	SIZE IN IN	AREA	TOTAL
	b2	1	3.854	1.000	3.854
	b3	1	1.000	2.565	5.419



SECOND FLOOR AREA STATEMENT					AREA IN
BUILT UP AREA					
MKD	No.	SIZE IN m		AREA	TOTAL
A	1	6.225	1.820	11.330	
B	1	3.635	3.410	12.395	
a	TOTAL B/UP AREA			23.725	23.725
PROPOSED PREMIUM AREA					
MKD	No.	SIZE IN m		AREA	TOTAL
p1	1	2.525	4.770	12.044	
b	TOTAL PREMIUM AREA			12.044	12.044
DEDUCTION					
MKD	No.	SIZE IN m		AREA	TOTAL
D1	1	2.300	1.750	7.475	
c	TOTAL DEDUCTION AREA			7.475	
d (b-c)	NET PREMIUM AREA			4.569	4.569
PROPOSED OPEN BALCONY AREA					
MKD	No.	SIZE IN m		AREA	TOTAL
U1	1	2.635	3.000	3.635	
e	TOTAL OPEN BALCONY AREA			3.635	3.635



PROPOSED SINGLE FAMILY DWELLING TWIN
BUNGALOW UNIT ON PLOT NO. 42 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	TWIN 001
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DISCUSSION	☐	EXECUTION	☐
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TENDER	☐	SUBMISSION	☒
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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.

SCHEDULE OF OPENING			
Da	DOOR	1 200 x 2 400	FLUSH DOOR
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
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
W2a	WINDOW	1 200 x 1 800	DO
W3	WINDOW	1 000 x 1 650	DO
W4	WINDOW	0 750 x 1 650	DO
W5	WINDOW	1 370 x 1 200	DO
W6	WINDOW	1 000 x 0 600	DO
W7	WINDOW	0 600 x 1 800	DO
GL	GLAZING	750 x 3 875	ALUMINIUM GLASS GLAZING
V	VENTILATOR	0 800 x 0 750	ALUMINIUM GLASS VENTILATOR

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

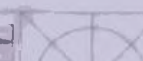
REQUIRED PARKING: 1 CAR + 2 SC + 2 CY
PROVIDED PARKING: 1 CAR + 2 SC + 2 CY
(IN THE SIDE & REAR MARGINAL SPACE)

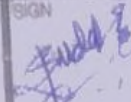
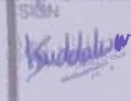
INDEX :-

PLOT BOUNDARY SHOWN THUS 

EXISTING CONSTRUCTION SHOWN THUS 

PROPOSED AREA SHOWN THUS 



OWNER	SHRI SUNIL DUDDALWAR	SIGN 
OWNER	MRS SONAL DUDDALWAR	SIGN 
	KUNAL S. DUDDALWAR	SIGN 
ARCHITECT	<p>RUPESH B. NAOGHARE @ ARCH ARCHITECT, PLANNER, INTERIOR DESIGNER REG. No. CA/2000/26141 MIT LICENCE No. 2122 RUPESH B. NAOGHARE</p>	SIGN 
PROJECT NO.	PITA	DRAWN BY DATE
DRAWN BY	PITA	DATE
DATE NO.	DATE NO.	TOWN 001
OWN TITLE	SUBMISSION DRAWING	 R.N. ASSOCIATES 2, SOMNATH, CHANDRA - 400008, PUNE 7422 87, 45, 1000033-9975 - 400008, PUNE - 40