



(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)

PBX No. : 2531431
2531432

Nagpur Improvement Trust

APPENDIX 'D'

(Regulation No.6.6.1)

2018030568

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	श्री सुनिल रामकृष्ण दुद्दलवार व ईतर
Address of Applicant	१८९ सिमेट रोड शिवाजी नगर नागपूर ४४००१०
Permit No. :	B.E (WEST)/ Case No. AB-12018030599/ Tracking No. 2018030568 <u>1443/81</u> Date : <u>11/04/2018</u>
Site of Proposed Work, Plot No. :	23
Mouza & Khasra :	Dabha-38
Layout Name :	MZ-DABHA-KH NO 38

Sir, With reference to your application number AB-12018030599 dated 05-MAR-2018 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 hindrance 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 4 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



2018030568

Date of Generation : 04/07/2018

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

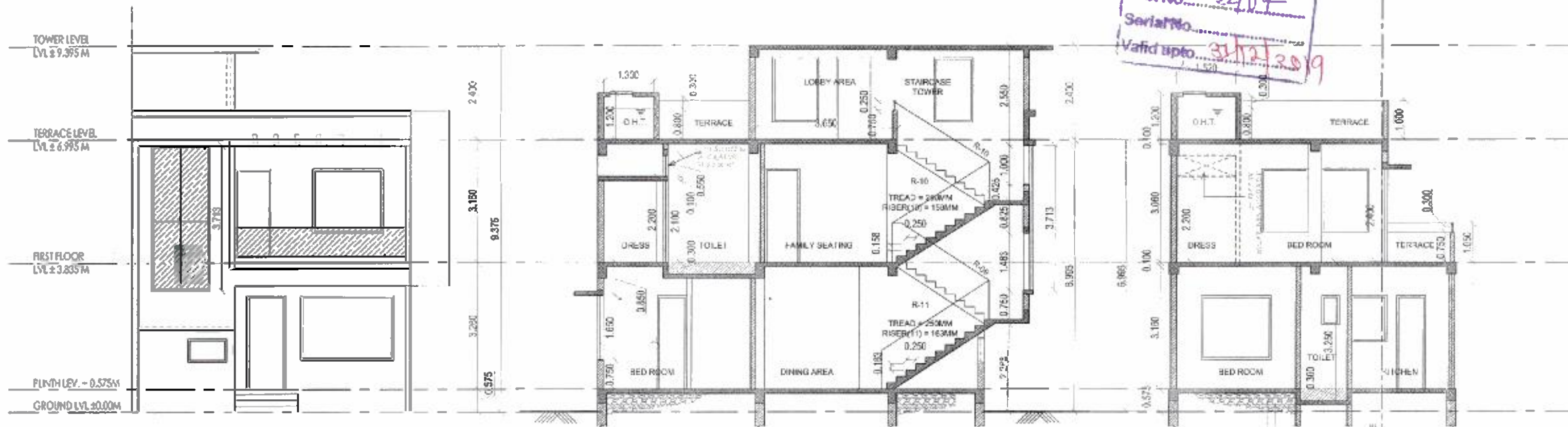
Nagpur, Dated 24/7/2018

(S.M.Pohekar)

Building Engineer (W)

Nagpur Improvement Trust

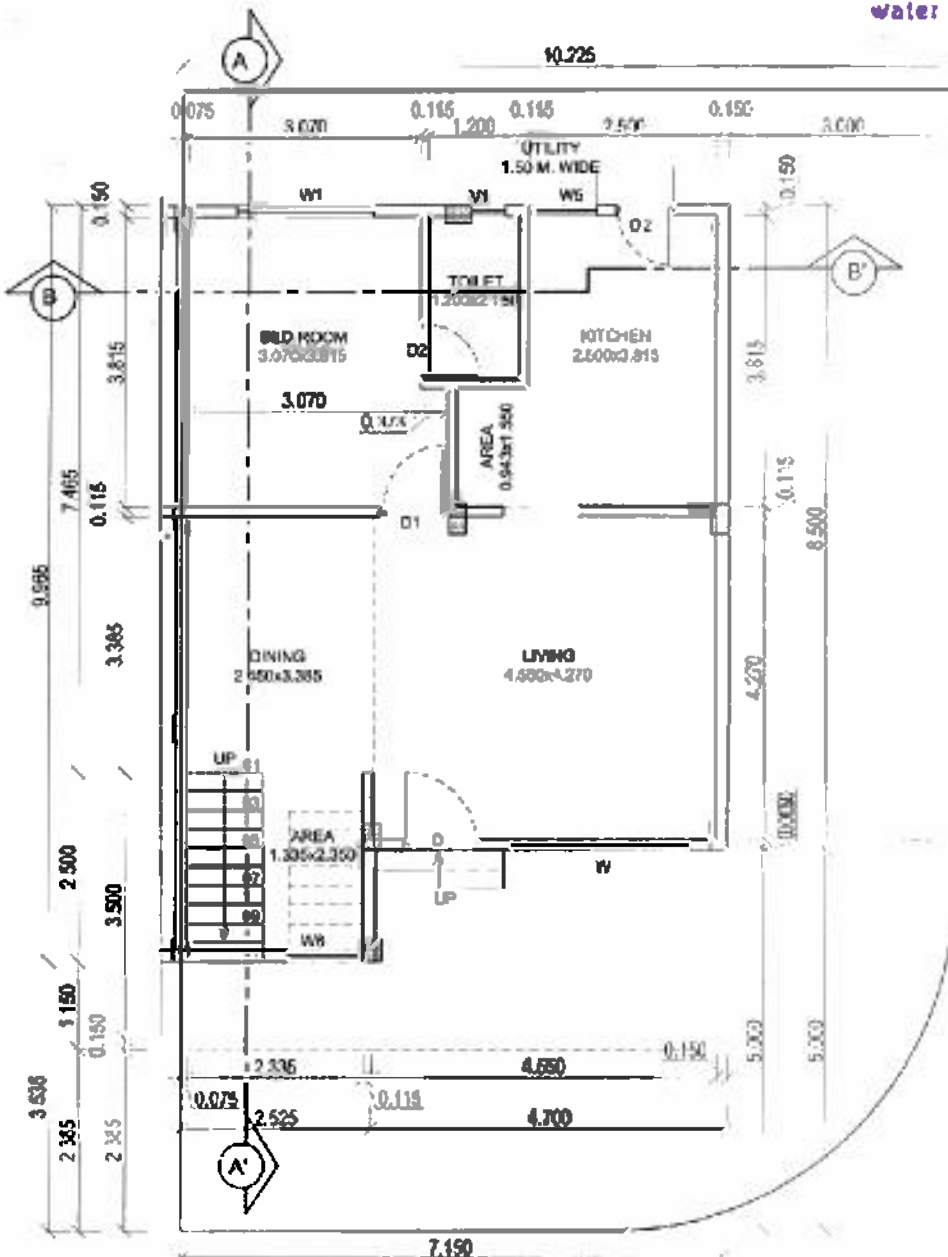
Nagpur



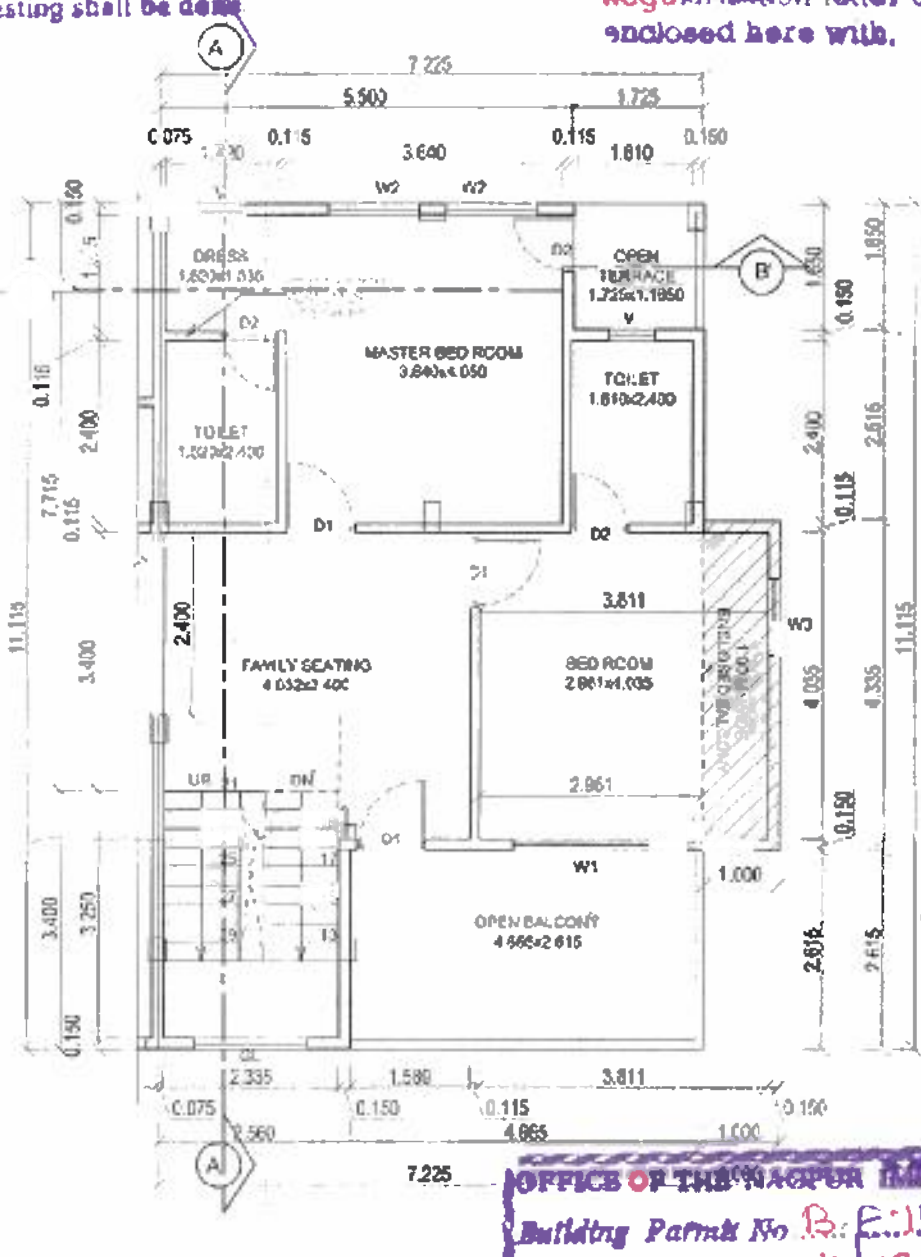
FRONT ELEVATION
SCALE - 1:100

SECTION AA'
SCALE - 1:100

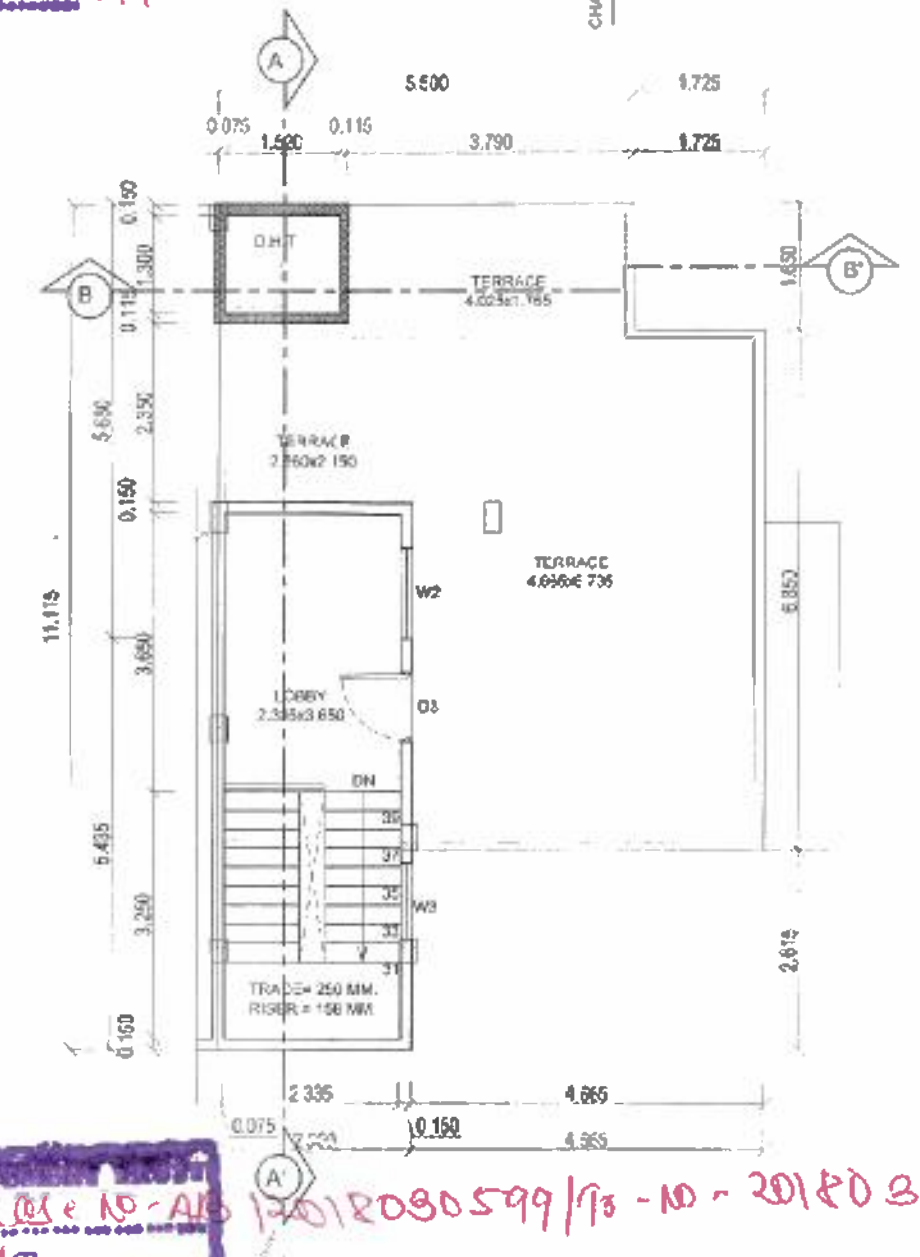
SECTION BB'
SCALE - 1:100



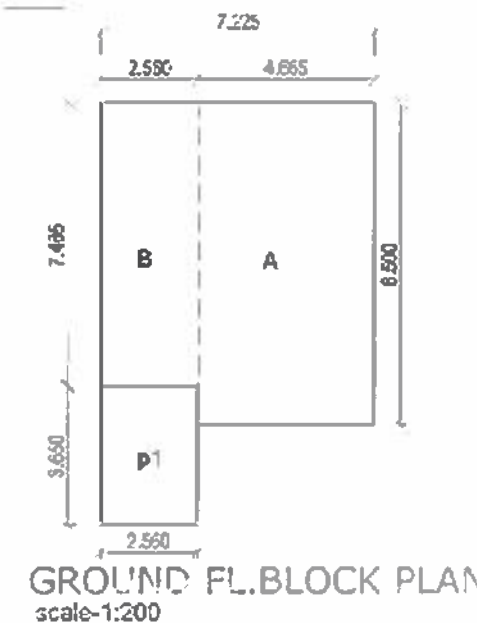
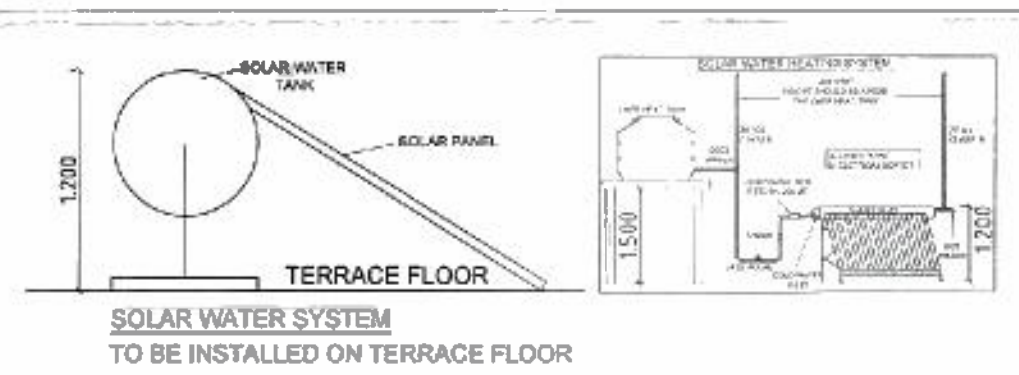
GROUND FLOOR PLAN
SCALE - 1:100



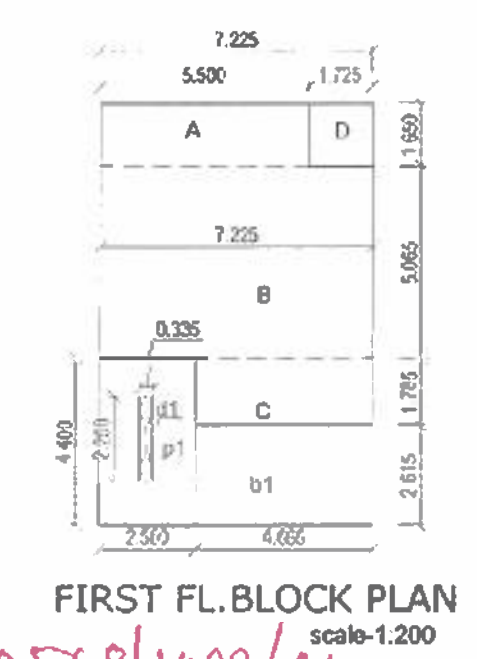
FIRST FLOOR PLAN
SCALE - 1:100



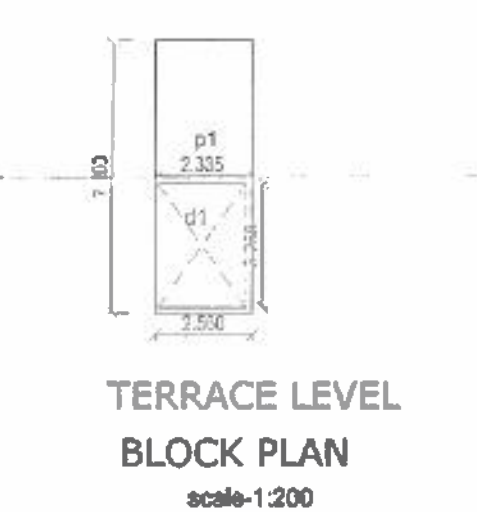
TERRACE FLOOR PLAN
SCALE - 1:100



GROUND FL. BLOCK PLAN
scale-1:200



FIRST FL. BLOCK PLAN
scale-1:200



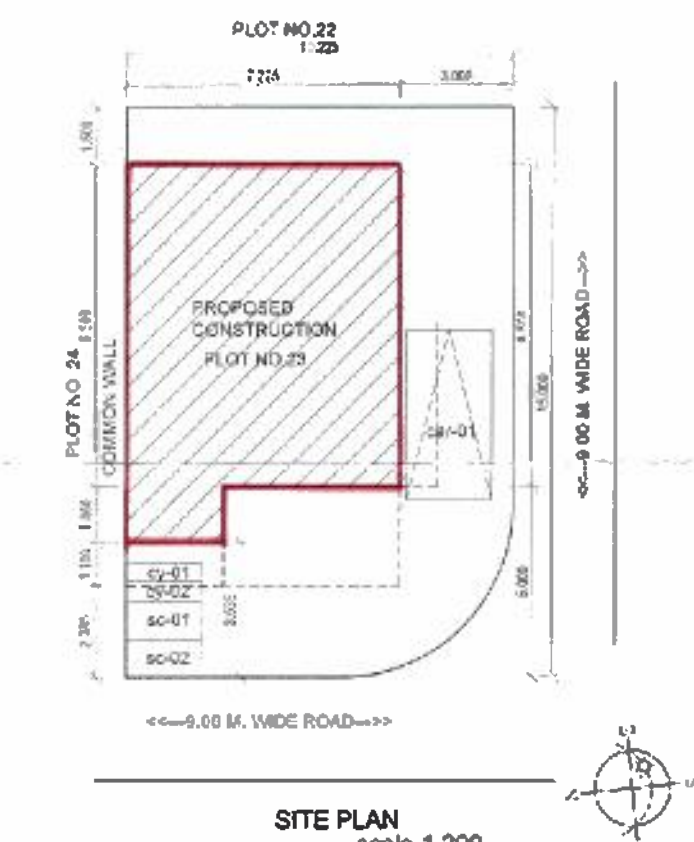
TERRACE LEVEL
BLOCK PLAN
scale-1:200

AREA STATEMENT	
PLOT AREA	153.375 Sqm.
AREA UNDER ROAD WIDENING/ DEDUCTION OF ROAD TANGENT	4.345 Sqm.
NET PLOT AREA---A	149.030 Sqm.
F.S.I = 1 OF A	149.030 Sqm.
30 % EXTRA F.S.I.	0.000
TOTAL PERMISSIBLE BUILT-UP AREA---C	149.030 Sqm.
PROPOSED BUILT UP AREA	123.611 Sqm.
PAID FSI UTILISED	0.000 Sqm.
PROPOSED AREA AS UNDER	
PARTICULARS	AREA IN Sqm.
TOTAL B/U AREA	a
PROPOSED PREMIUM AREA	b
15 % PERMISSIBLE BALCONY AREA	c=(ax 0.15)
OPEN BALCONY AREA	d
ENCLOSED BALCONY AREA	e
TOTAL BALCONY AREA	f=(d+e)
EXCESS BALANCE COUNTED IN FSI	g
BUILTUP AREA	h=(a+g)
GROUND FL	58.762
FIRST FL	56.842
TERRACE LEVEL	0.000
TOTAL AREA	115.604
	30.699
	0.000
	12.198
	4.335
	16.533
	8.007
	123.611

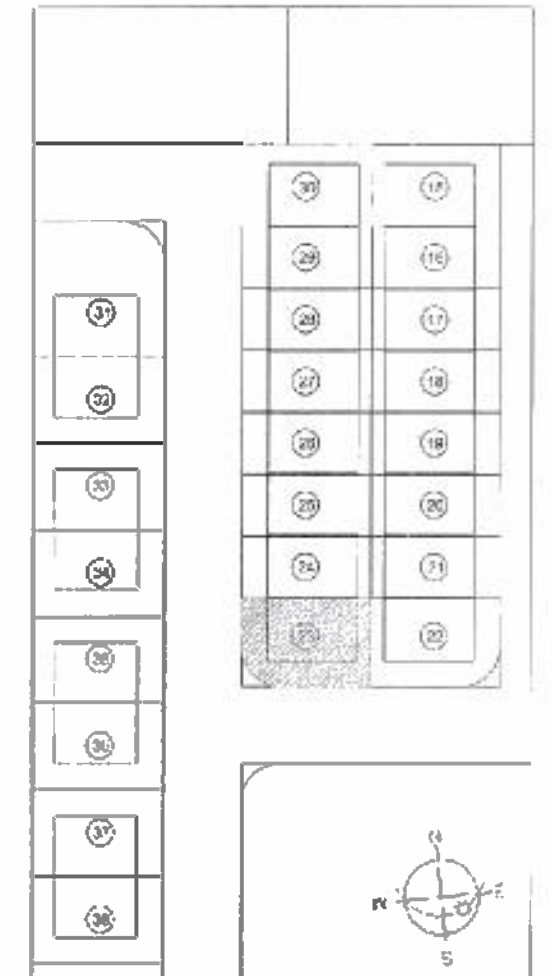
GROUND FL. AREA STATEMENT	
BUILT-UP AREA	AREA IN Sqm.
M/KD Nos	SIZE IN m
A	1 4.665 8.500 39.652
B	1 2.560 7.465 19.110
a	TOTAL B/U AREA 58.762
PROPOSED PREMIUM AREA	
M/KD Nos	SIZE IN m
p1	1 2.560 3.650 9.344
b	TOTAL PREMIUM AREA 9.344

FIRST FLOOR AREA STATEMENT	
BUILT-UP AREA	AREA IN Sqm.
M/KD Nos	SIZE IN m
A	1 5.500 1.650 9.075
B	1 7.225 5.065 36.594
C	1 4.665 1.785 8.327
D	1 1.725 1.650 2.846
a	TOTAL B/U AREA 56.842
PROPOSED PREMIUM AREA	
M/KD Nos	SIZE IN m
p1	1 2.560 4.400 11.264
b	TOTAL PREMIUM AREA 11.264
DEDUCTION	
M/KD Nos	SIZE IN m
d1	1 0.335 2.250 0.753
c	TOTAL DEDUCTION AREA 0.753
d=(b-c)	NET PREMIUM AREA 10.511
PROPOSED OPEN BALCONY AREA	
M/KD Nos	SIZE IN m
b1	1 4.665 2.615 12.198
e	TOTAL OPEN BALCONY AREA 12.198
PROPOSED ENCLOSED BALCONY AREA	
M/KD Nos	SIZE IN m
b2	1 1.000 4.335 4.335
e	TOTAL ENCLOSED BALCONY AREA 4.335

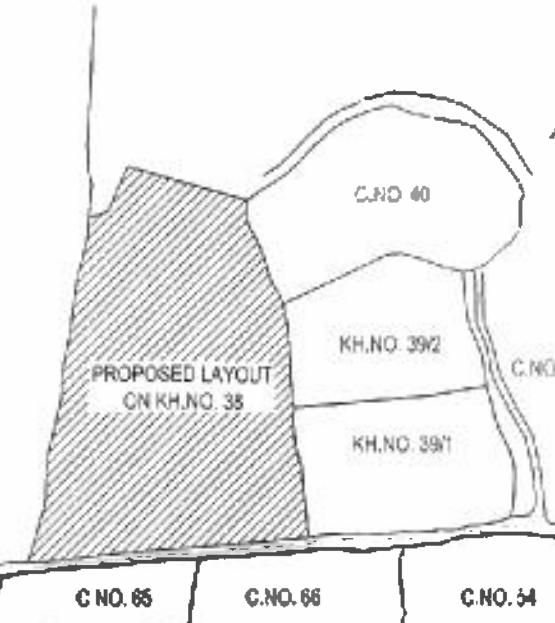
TERRACE LEVEL AREA STATEMENT	
PROPOSED PREMIUM AREA	AREA IN Sqm.
M/KD Nos	SIZE IN m
p1	1 2.560 7.200 18.432
b	TOTAL PREMIUM AREA 18.432
DEDUCTION	
M/KD Nos	SIZE IN m
d1	1 2.335 7.588
c	TOTAL DEDUCTION AREA 7.588
d=(b-c)	NET PREMIUM AREA 10.844



SITE PLAN
scale-1:200



PLOT DEMARCATION PLAN
SCALE - N.T.S.



LOCATION PLAN
SCALE - N.T.S.



KEY PLAN
SCALE - N.T.S.

PROJECT
PROPOSED SINGLE FAMILY DWELLING ROW
HOUSE UNIT ON PLOT NO. 23 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)

3-4MM NO ROW 015

DISCUSSION ☐ EXECUTION ☐

TENDER ☐ SUBMISSION ☒

Agad Ref.

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REFER TO EN DIMENSIONS. DO NOT SCALE. THIS DRAWING IS ANY DISCREPANCY OBSERVED IN THE DRAWING'S TIP. SAME SHOULD BE NO. (H) TO THE NOTION OF ARCHITECT FOR RECTIFICATION.

SCHEDULE OF OPENING

D	DOOR	1.000 x 2.400	T.W. PANI FR. DOOR
D1	DOOR	0.900 x 2.400	PLUSH DOOR
D2	DOOR	0.750 x 2.400	DO
D3	DOOR	0.900 x 2.100	PLUSH DOOR AT TERRACE
V	WINDOW	2.400 x 1.850	ALUMINIUM GLASS WINDOW
W1	WINDOW	1.800 x 1.650	DO
W2	WINDOW	1.200 x 1.650	DO
W3	WINDOW	1.000 x 1.850	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
G1	GLAZING	1600 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 SIDE MARGINAL SPACE)

INDEX

PLOT BOUNDARY SHOWN THUS

EXISTING CONSTRUCTION SHOWN THUS

PROPOSED AREA SHOWN THUS

OWNER
SHRI SUNIL DUDDALWAR
MRS. SONAL DUDDALWAR
KUNAL S. DUDDALWAR

ARCHITECT
RUPESH B. NAOGHARE (BARCH)
ARCHITECT, PLANNER,
INTERIOR DESIGNER
REG. NO. CA/2006/38141
NIT LICENCE No. 2120

PROJECT NO. R.N.A. 1111
DATE 27/07/2018
DWG. NO. ROW 015

SCALE 1:100/200
DATE 27/07/2018
ROW 015

SUBMISSION DRAWING

R.N. ASSOCIATES
ARCHITECTS & PLANNERS & INTERIOR DESIGNERS
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E-mail - rna-0844@gmail.com