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 MRTP Act 1966)

APPENDIX 'D'

(Regulation No.6.6.1)

2017111367

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	श्री सुनिल रामकृष्ण दुद्दलवार व ईतर दोन	
Address of Applicant	१८९ सिमेंट रोड शिवाजी नगर नागपूर ४४००१०	
Permit No. :	B.E (WEST)/ Case No. AB-12017111351/ Tracking No. 2017111367/ 1412 1516	**Date :** 30/5/18
Site of Proposed Work, Plot No. :	34	
Mouza & Khasra :	Dabha-38	
Layout Name :	MZ-DABHA,KH NO 38	

Sir, With reference to your application number AB-12017111351 dated 13-NOV-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 certifcate 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 initmation 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 contravences 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 applicances 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. 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

2017111367

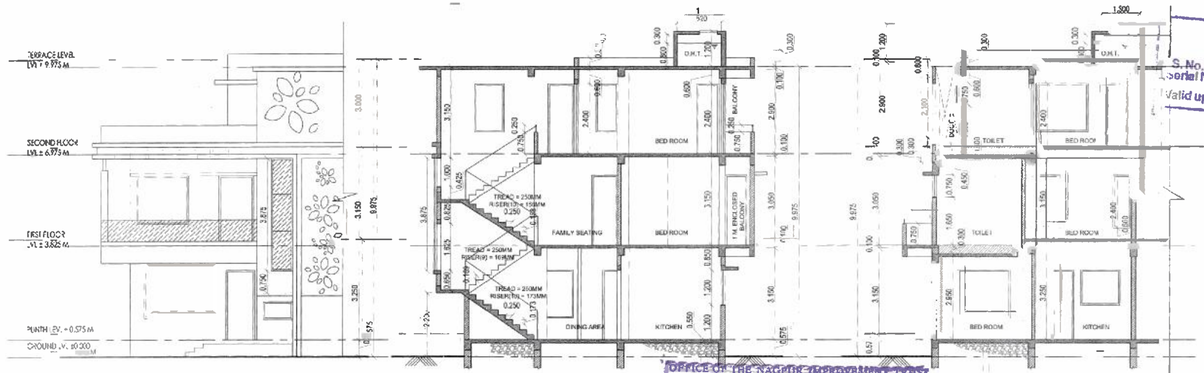
Date of Generation : 29/05/2018

(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

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

-Sd-
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur



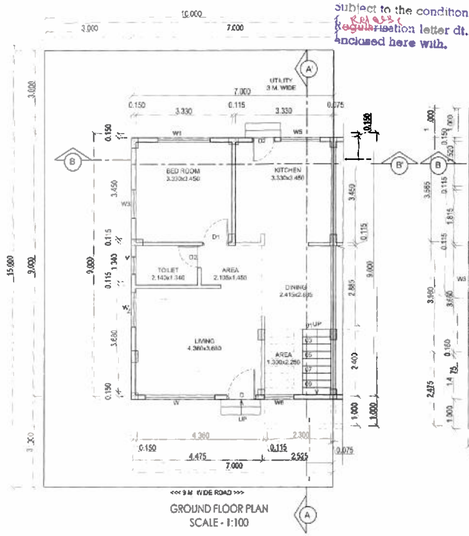
FRONT ELEVATION
SCALE - 1:100

SECTION AA'
SCALE - 1:100

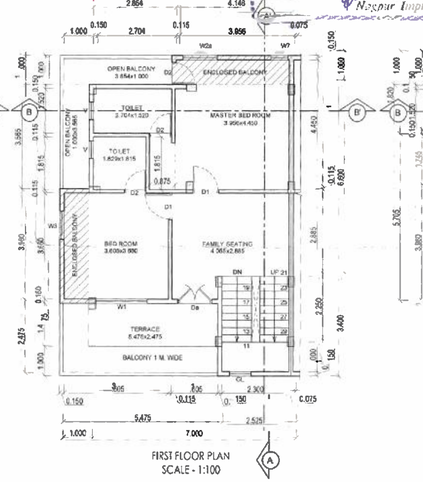
NIT
S.No. 273
Serial No.
Valid upto 23.11.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No B.E. 301/1111/3678/2017 Dt. 17/11/17 SECTION 88
Date 30/5/18 SCALE - 1:100
Signature
Designation
Corrected upto
Building Engineer
Nagpur Improvement Trust

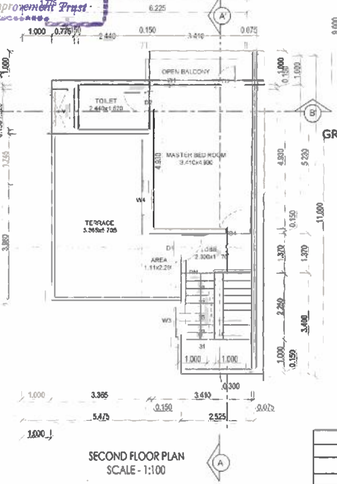
Subject to the condition as per Regularisation letter dt. 10/7/2017 enclosed here with.



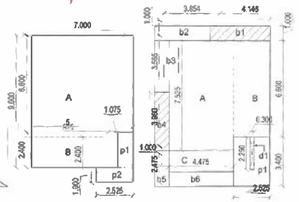
GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



SECOND FLOOR PLAN
SCALE - 1:100



GROUND FL. BLOCK PLAN
scale-1:200

FIRST FL. BLOCK PLAN
scale-1:200



SECOND FL. BLOCK PLAN
scale-1:200

Necessary arrangement of rain water harvesting shall be done.

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 PRIMUM 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 PRIMUM AREA				5.105	5.105

FIRST FLOOR AREA STATEMENT — AREA IN Sqm

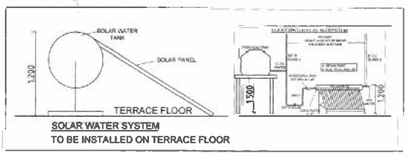
BUILT-UP AREA

	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 PRIMUM AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	p1	1	2.525	3.400	8.585	
b	TOTAL PRIMUM 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	7.828
	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	
e	TOTAL ENCLOSED BALCONY AREA				8.106	8.106
	PROPOSED OPEN BALCONY AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	b2	1	3.854	1.000	3.854	
	b3	1	1.000	3.565	3.565	
	b5	1	1.000	2.475	2.475	
	b6	1	4.475	1.000	4.475	
f	TOTAL OPEN BALCONY AREA				14.369	14.369

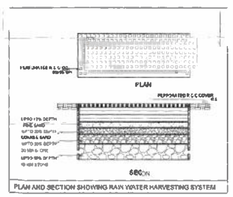
SECOND FLOOR AREA STATEMENT — AREA IN

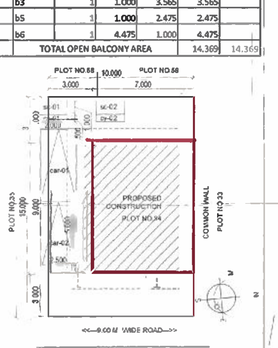
BUILT-UP AREA

	MKD	Nos	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 PRIMUM AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	p1	1	2.525	4.770	12.044	
b	TOTAL PRIMUM AREA				12.044	12.044
	DEDUCTION					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	d1	1	2.300	3.250	7.475	
c	TOTAL DEDUCTION AREA				7.475	
d=(b-c)	NET PREMIUM AREA				4.569	4.569
	PROPOSED OPEN BALCONY AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	b1	1	3.635	1.000	3.635	
e	TOTAL OPEN BALCONY AREA				3.635	3.635

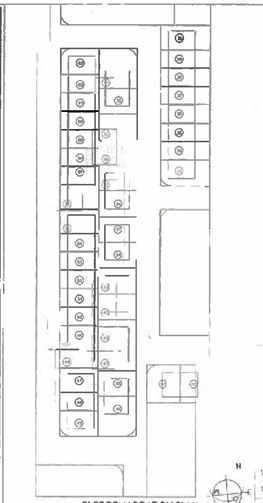


SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR

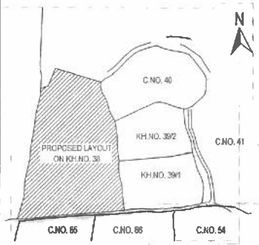




SITE PLAN
scale-1:200



PLOT DEMARCATION PLAN
SCALE - N.T.S.



LOCATION PLAN
SCALE - N.T.S.



KEY PLAN
SCALE - N.T.S.

PROJECT:
PROPOSED SINGLE FAMILY DWELLING TWIN BUNGALOW UNIT ON PLOT NO. 34 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 009

DISCUSSION ☐ EXECUTION ☐
TENDER ☐ SUBMISSION ☐

Acad Ref

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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 3.876	ALUMINIUM GLASS GLAZING
V	VENTILATOR	0.600 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 - 2 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
HRI SUNIL DUDDALWAR SIGN
MRS. SONAL DUDDALWAR SIGN
KUNAL L.S. DUDDALWAR SIGN

ARCHITECT
RUPESH B. NAOGHARE (B.ARCH)
ARCHITECT, PLANNER, INTERIOR DESIGNER
REG.No. CA/2005/38141
IT LICENCE No. 2122
RUPESH B. NAOGHARE SIGN

PROJECT AR.	RITA
DELT BY	RITA
CHK. BY	RUPESH
JOB NO.	DWG.N TWIN 009
SCALE	1:100|200
DATE	10/1/2021
DWG TITLE:	SUBMISSION DRAWING

R.N. ASSOCIATES
ARCHITECTS & PLANNERS & INTERIOR DESIGNERS
PLOT 86, 28, SHRIRAM WADI, AYODHYA NAGAR, NAGPUR-24.
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