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'

2017111368

(Regulation No.6.6.1)

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-12017111367/ Tracking No. 2017111368/ 1413 1518	**Date :** 30/5/2018
Site of Proposed Work, Plot No. :	35	
Mouza & Khasra :	Dabha-38	
Layout Name :	MZ-DABHA,KH NO 38	

Sir, With reference to your application number AB-12017111367 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

2017111368

Date of Generation : 29/05/2018

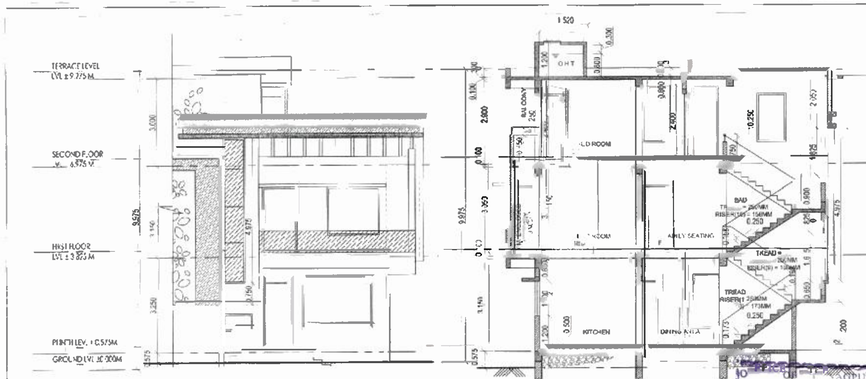
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

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

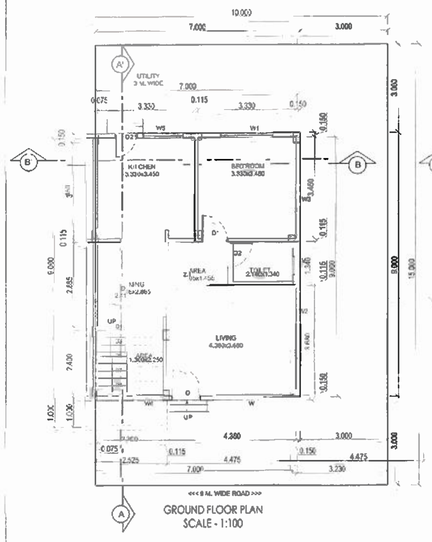
-Sd-

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

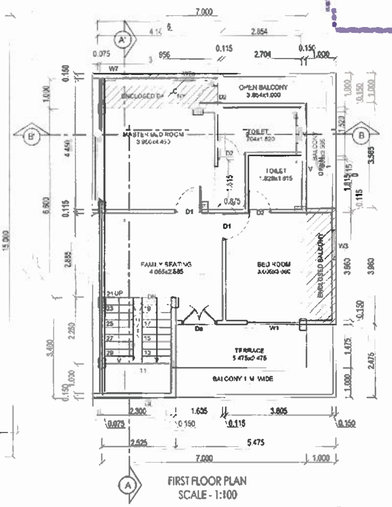


FRONT ELEVATION
SCALE - 1:100

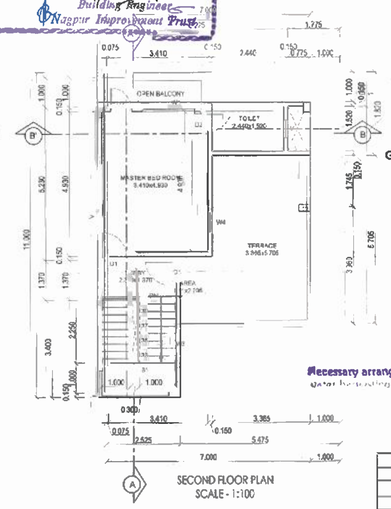
SECTION AA'
SCALE - 1:100



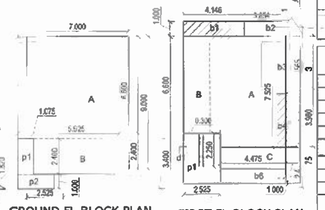
GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100

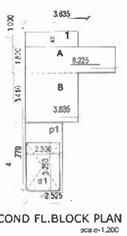


SECOND FLOOR PLAN
SCALE - 1:100

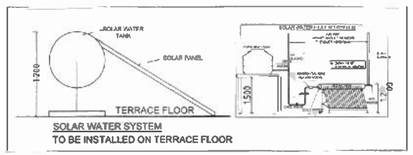


GROUND FL.BLOCK PLAN
scale-1:200

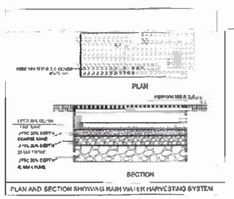
FIRST FL.BLOCK PLAN
scale-1:200



SECOND FL.BLOCK PLAN
scale-1:200



SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



PLAN AND SECTION SHOWING RAIN WATER HARVESTING SYSTEM

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.

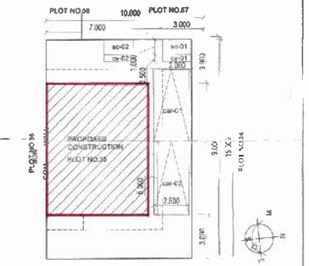
PROPOSED AREA AS UNDER — AREA IN Sqm.

PARTICULARS	TOTAL B/U AREA	PROPOSED PRIMIUM 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=(b+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	155.096

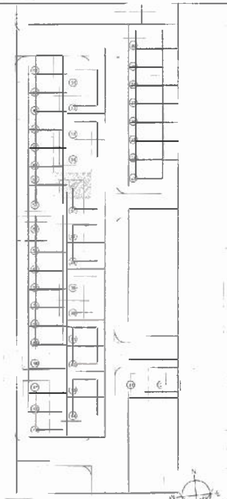
GROUND FL. AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	A	1	7.000 6.600	46.200	
	B	1	5.925 2.400	14.220	
a	TOTAL B/UP AREA			60.420	60.420
PROPOSED PRIMIUM AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	p1	1	1.075 2.400	2.580	
	p2	1	2.52 1.000	2.525	
b	TOTAL PRIMIUM AREA			5.105	5.105

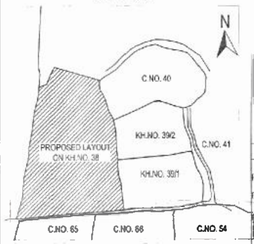
FIRST FLOOR AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	A	1	4.475 7.525	33.674	
	B	1	2.525 6.600	16.665	
	C	1	4.475 1.475	6.600	
a	TOTAL B/UP AREA			56.939	56.939
PROPOSED PRIMIUM AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	p1	1	2.525 3.400	8.585	
b	TOTAL PRIMIUM AREA			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 PRIMIUM AREA					
	MKD	Nos	SIZE IN m	AREA	TOTAL
	1	1	2.525 4.770	12.044	
b	TOTAL PRIMIUM 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



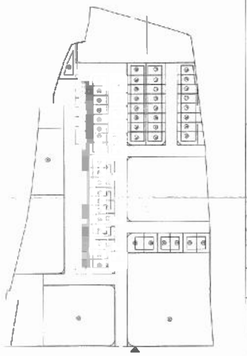
SITE PLAN
scale-1:200





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. 35 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 008

DISCUSSION ☐ EXECUTION ☐
TENDER ☐ SUBMISSION ☒

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 EXISTS/FOUND 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	1.500 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	3.600 x 1.650	ALUMINIUM GLASS WINDOW
W1	WINDOW	1.500 x 1.650	DO
W2	WINDOW	1.200 x 1.650	DO
W2a	WINDOW	1.200 x 1.650	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	1.300 x 0.600	DO
W7	WINDOW	0.930 x 1.800	DO
G	GLAZING	750 x 3.875	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 WITHIN THE MARGINAL SPACES
REQUIRED PARKING - 1 CAR + 2 SC + 2 CY
PROVIDED PARKING 2 CAR + 2 SC + 2 CY
(WITHIN SIDE & REAR MARGINAL SPACE)

INDEX

PLOT BOUNDARY SHOWN THUS
EXISTING CONSTRUCTION SHOWN THUS
PROPOSED AREA SHOWN THUS

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

ARCHITECT
RUPESH B. NAOGHARE (B.ARCH)
ARCHITECT, PLANNER, INTERIOR DESIGNER
REG.No. CA/2006/38141
NIT LICENCE No. 2122
RUPESH B. NAOGHARE — SIGN.

PROJECT AR.	RITA
DELT BY	RITA
CHK BY	RUPESH
JOB NO.	
DWG NO.	TWIN 008
DWG. TITLE	SUBMISSION DRAWING
SCALE	1 : 100 / 200
DATE	10/10/2017

R.N. ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
PLOT 68., 28, RAM RAM WADI, JAGDHA NAGAR, NAGPUR -24.
Phone +91 9422136121
E-mail rupesh.naog@rediffmail.com

NIT
No. 2132
No.
Valid upto. 31/12/2018

Building Permit No. NMC/TP/BP/0000/2017/113668/1413/1518
Date 22/10/2017
SANCTIONED
Building Engineer
Nagpur Improvement Trust

Subject to the condition as per Release letter dt. 23/11/2017 enclosed here with.

Necessary arrangement for rain water harvesting shall be done.