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'

2018071284

(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-W-766/ Tracking No. 2018071284/1548/155	Date : 23/8/18
Site of Proposed Work, Plot No. :	15	
Mouza & Khasra :	Dabha-38	
Layout Name :	MZ-DABHA,KH NO 38	

Sir, With reference to your application number AB-W-766 dated 12-JUL-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 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 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. 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

2018071284

Date of Generation : 30/07/2018

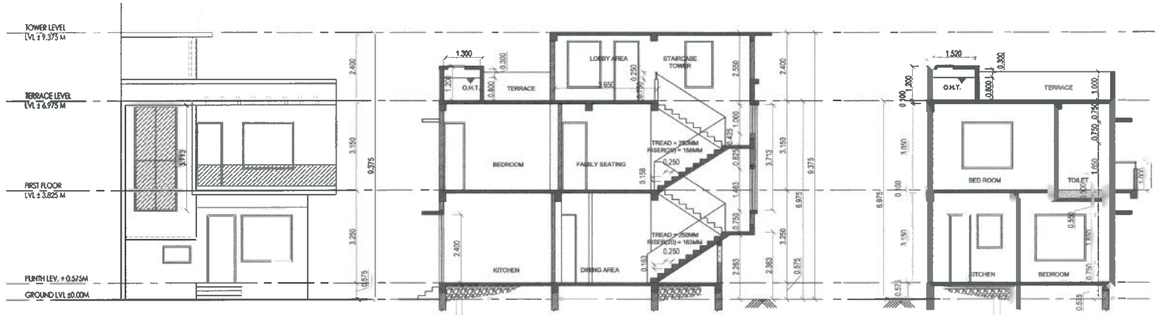
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

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-

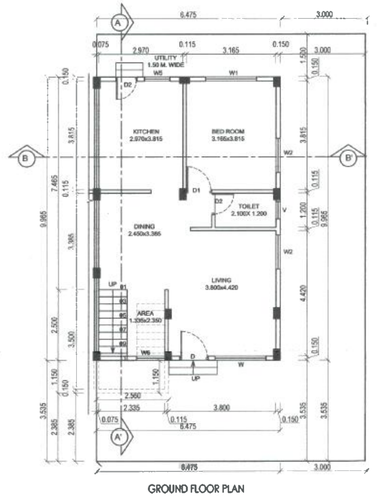
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur



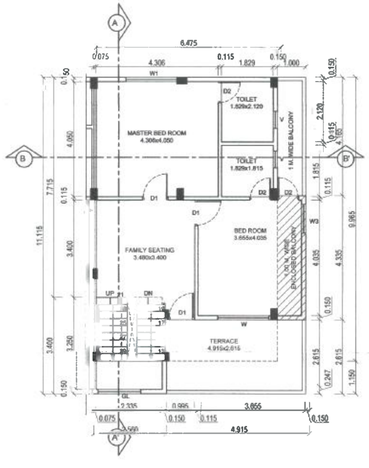
FRONT ELEVATION
SCALE - 1:100

SECTION AA'
SCALE - 1:100

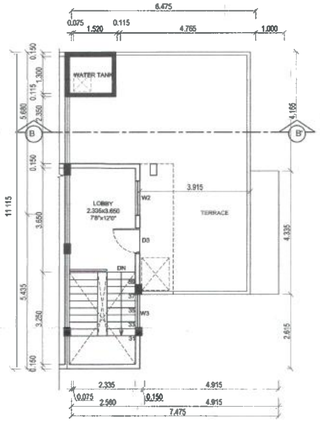
SECTION BB'
SCALE - 1:100



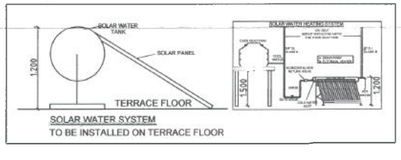
GROUND FLOOR PLAN
SCALE - 1:100



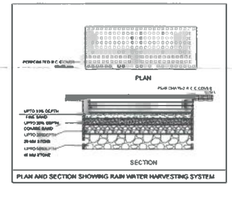
FIRST FLOOR PLAN
SCALE - 1:100



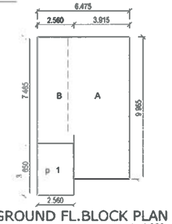
TERRACE FLOOR PLAN
SCALE - 1:100



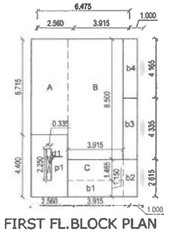
SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



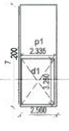
PLAN AND SECTION SHOWING RAIN WATER HARVESTING SYSTEM



GROUND FL.BLOCK PLAN
scale-1:200



FIRST FL.BLOCK PLAN
scale-1:200



TERRACE LEVEL
BLOCK PLAN
scale-1:200

NIT
L. S. No. 2122
Serial No.
Valid upto 31/12/2022

AREA STATEMENT		
PLOT AREA	142.125	Sqm.
AREA UNDER ROAD WIDENING/ DEDUCTION OF ROAD TANGENT	0.000	Sqm.
NET PLOT AREA----A	142.125	Sqm.
F.S.I = 1 OF A	142.125	Sqm.
30 % EXTRA F.S.I.	0.000	
TOTAL PERMISSIBLE BUILT-UP AREA---C	142.125	Sqm.
PROPOSED BUILT UP AREA	121.513	Sqm.
PAID FSI UTILISED	0.000	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=(a+g)
GROUND FL	58.123	9.344	0.000	0.000	0.000	0.000	0.000	58.123
FIRST FL	56.203	10.511	8.430	11.282	4.335	15.617	7.187	63.390
TERRACE LEVEL	0.000	10.844	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL AREA	114.327	30.699		11.282	4.335	15.617	7.187	121.513

GROUND FL. AREA STATEMENT — AREA IN Sqm

BUILT-UP AREA

	MKD	Nos	SIZE IN m		AREA	TOTAL
	A	1	3.915	9.965	39.013	
	B	1	2.560	7.465	19.110	
a	TOTAL B/UP AREA				58.123	58.123
	PROPOSED PREMIUM AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	p1	1	2.560	3.650	9.344	
b	TOTAL PREMIUM AREA				9.344	9.344

FIRST FLOOR AREA STATEMENT — AREA IN Sqm

BUILT-UP AREA

	MKD	Nos	SIZE IN m		AREA	TOTAL
	A	1	2.560	6.715	17.190	
	B	1	3.915	8.500	33.278	
	C	1	3.915	1.465	5.735	
a	TOTAL B/UP AREA				56.203	56.203
	PROPOSED PREMIUM AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	p1	1	2.560	4.400	11.264	
b	TOTAL PREMIUM AREA				11.264	11.264
	DEDUCTION					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	d1	1	0.335	2.250	0.753	
c	TOTAL DEDUCTION AREA				0.753	
d=(b-c)	NET PREMIUM AREA				10.511	10.511
	PROPOSED OPEN BALCONY AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	b1	1	3.915	1.150	4.502	
	b2	1	2.615	1.000	2.615	
	b4	1	4.165	1.000	4.165	
e	TOTAL OPEN BALCONY AREA				11.282	11.282
	PROPOSED CLOSED BALCONY AREA					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	b3	1	1.000	4.335	4.335	
f	TOTAL OPEN BALCONY AREA				4.335	4.335

TERRACE LEVEL AREA STATEMENT — AREA IN

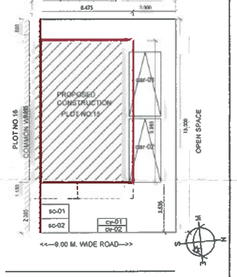
PROPOSED PREMIUM AREA

	MKD	Nos	SIZE IN m		AREA	TOTAL
	p1	1	2.560	7.200	18.432	
b	TOTAL PREMIUM AREA				18.432	18.432
	DEDUCTION					
	MKD	Nos	SIZE IN m		AREA	TOTAL
	d1	1	2.335	3.250	7.588	
c	TOTAL DEDUCTION AREA				7.588	
d=(b-c)	NET PREMIUM AREA				10.844	10.844

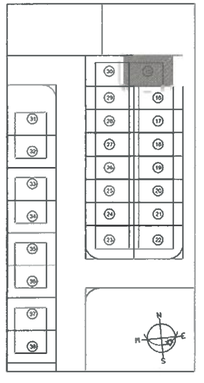
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. D.C./N.I.T./B.P./NS. AE-466/15 ND 30150717841/1548/N55
Date. 23/08/2018
SANCTIONED as per enclosed plan
Building Engineer
Nagpur Improvement Trust

Subject to the condition as per Regularisation letter dt. 07/12/2017 enclosed here with.

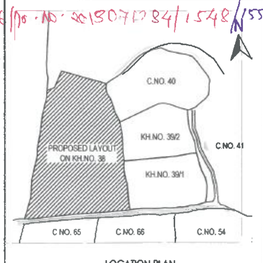
Necessary arrangement for rain water harvesting shall be done



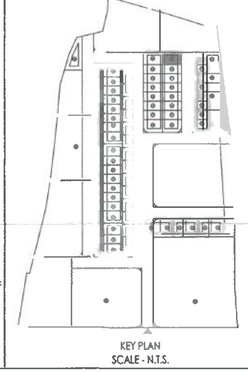
SITE PLAN
scale-1:200



PLOT DEMARCATION PLAN
SCALE - N.T.S.



LOCATION PLAN
SCALE - N.T.S.



KEY PLAN
SCALE - N.T.S.

PROJECT:
PROPOSED SINGLE FAMILY RESIDENTIAL DWELLING ROW HOUSE UNIT ON **PLOT NO. 15** 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)
(PRIVATE SANCTIONED LAYOUT)

DRAWING NO ROW 013

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 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 - 2 CAR + 2 SC + 2 CY
(IN THE FRONT & SIDE 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/2010/75161 NT LICENCE No. 7128 RUPESH B. NAOGHARE	SIGN	
PROJECT AR	RITA		
DELT BY	RITA	SCALE	1:100/1:200
CHK BY	RUPESH	DATE	20/09/2018
JOB NO.		DWG NO.	ROW 013
DWG. TITLE:	SUBMISSION DRAWING		

R.N. ASSOCIATES
A ARCHITECTS, PLANNERS & INTERIOR DESIGNERS
PLOT NO.- 29, SHRIRAM NIWAS, AYODHYA NAGAR, NAGPUR -34.
Phone:+91-9923356821
E-mail :rupesh2844@gmail.com,