



Nagpur Municipal Corporation

PBX No. : 2567035
Fax No : 2561584

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

2019080728

Name of the Person	१.श्री सुनिल रामकृष्ण दुदलवार २.श्रीमती सोनल सुनिल दुदलवार ३.श्री कुणाल सुनिल दुदलवार		
Address of Applicant	१९८ सिमेंट रोड शिवाजी नगर नागपूर.४४००१०		
Permit No. :	ADTP (Dharampeth Zone) AB-W-02101214/ Tracking No. 2019080728/	40	Date : 3/12/19
Site of Proposed Work, Plot No. :	13,14		
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA-38		

Sir/Madam, With reference to your application number AB-W-02101214 dated 07-AUG-2019 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 Commissioner, NMC 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 NMC. If any construction is carried out in contravention of the sanctioned plan the Nagpur Municipal Corporation 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 Municipal Corporation 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 NMC.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NMC.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Commissioner, NMC 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 Commissioner, NMC in the form in appendix "J".This certificate shall be accompanied by 3 sets of plans of completed development.The Commissioner, NMC 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 Commissioner's order for rectifying them shall be complied with.
12. All drainage work shall be got done through licensed plumber approved by 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 Commissioner, NMC.
14. During the course of construction of building, a display board on site duly mention the Building Permit No. & date along with the name of Structural Engineer, Civil Engineer, Architect & Contractor with their Contact Numbers. And the sanctioned plan shall always be available at site for inspection by officials of Nagpur Municipal Corporation.
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 the Nagpur 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 Municipal Corporation land and road sides without permission in writing from Commissioner 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 Municipal Corporation land without Corporation 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 Municipal Corporation at the risk and cost of this permit holder and Nagpur Municipal Corporation shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Municipal Corporation.
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.
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. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 dated 10/03/2005. The Authority impose a levy of not exceeding Rs. 1000/- per annum for every 100 sqm of built-up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.
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
24. Precautionary measures shall be taken by an applicant to display a notice board on work site regarding Construction and Demolition (C & D) Waste. It is also mandatory for an applicant to submit the compliances of the conditions of the said Construction and Demolition (C & D) Waste Rules and its guidelines as per directions issued by the office of the Central Pollution Control Board, Provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competant Authority
25. As per Regulation No. 36 of Model Buidling Bye-Laws to provide facilities for physically handicaped person as specified in a Appendix "T", As per Government notification no. TPS 1104-2515-CR-10-UD-9-2005. This Bye-Laws were applicable to all buildings and facilities used by the public.(if applicable).
26. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters per person per day as per NMC Circular No. NMC/TP/ADMN/189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dated 05/04/2005 publised on date 28/04/2005 in appendix-S (Regulation No. 35).
27. No Construction / Renovation activities shall be carried out between 8.00 pm to 8.00 am as per directions issued by Hon'ble High Court of Judicature at Bombay, Nagpur Bench in PIL No. 106 of 2015 on Date 18/02/2016.
28. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Otherwise, for unauthorized occupation, Applicant and Architect shall be liable for action. For occupation certificate, application by onwer and architect shall be submitted to NMC in appendix 'J' along with three copies of completion plan.

29. Party will have to take utmost care during construction period and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.

30. Applicant should take the approval from NMC for the connection of Sewer Line, Storm Water Drain and Water Pipe Line.

31. If any mistake / error encountered in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of NMC in this regard shall be final.

Enclosure : One Copy / One Set of Sanctioned Plan



2019080728

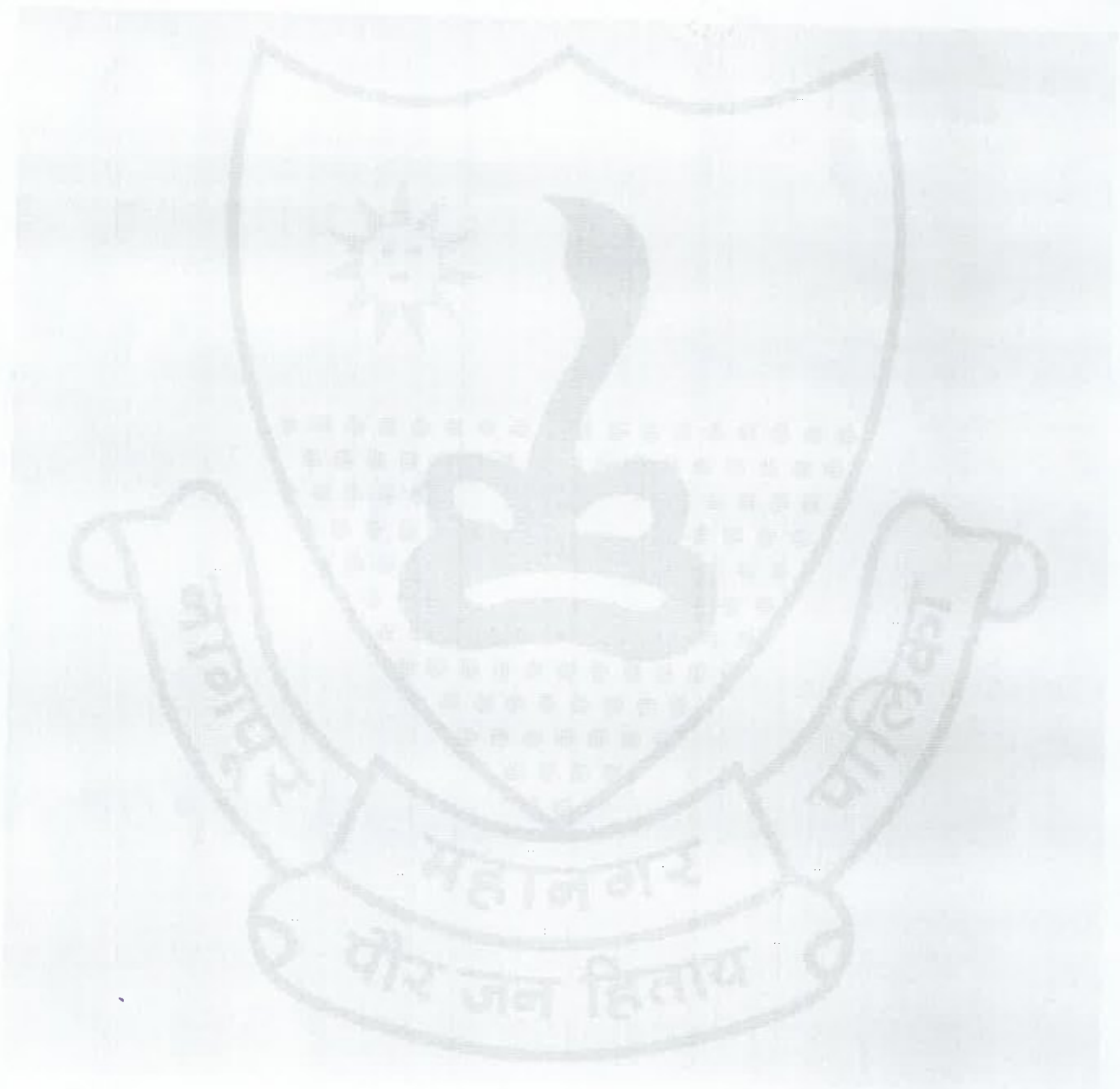
Date of Generation : 28/11/2019

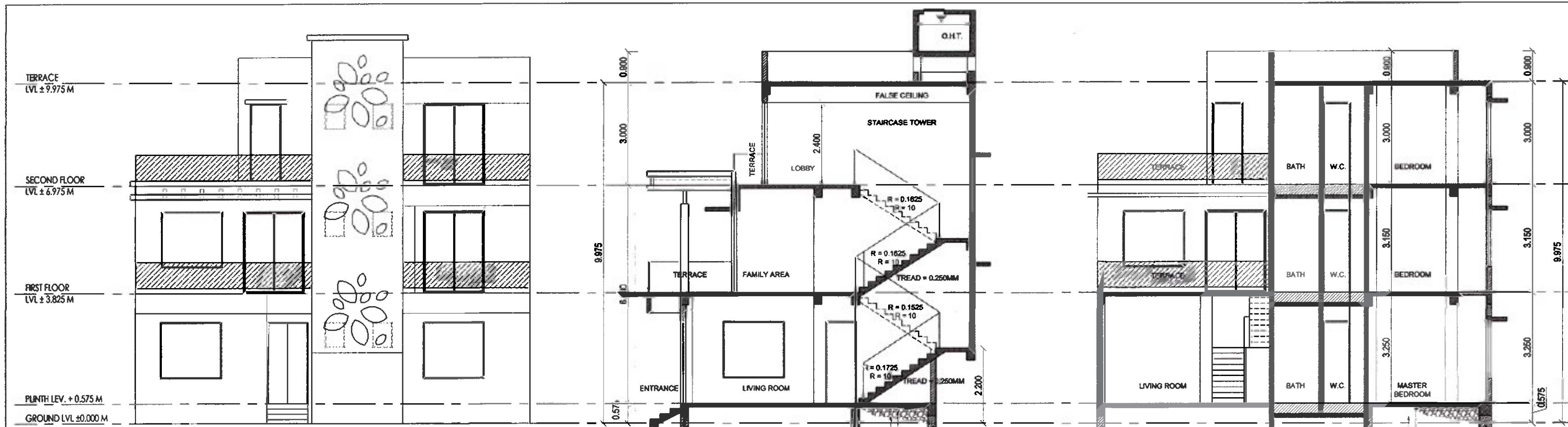
Copy to : -

1. Ward Office Dharampeth Zone, Nagpur Municipal Corporation, Nagpur, with a copy of sanction (enclosed herewith) for record
2. The Assessor Nagpur Municipal Corporation, Nagpur

P.B. Gawande
30/11/19
bc
P.B. Gawande
A. D. T. P.

Nagpur Municipal Corporation
Nagpur, Dated

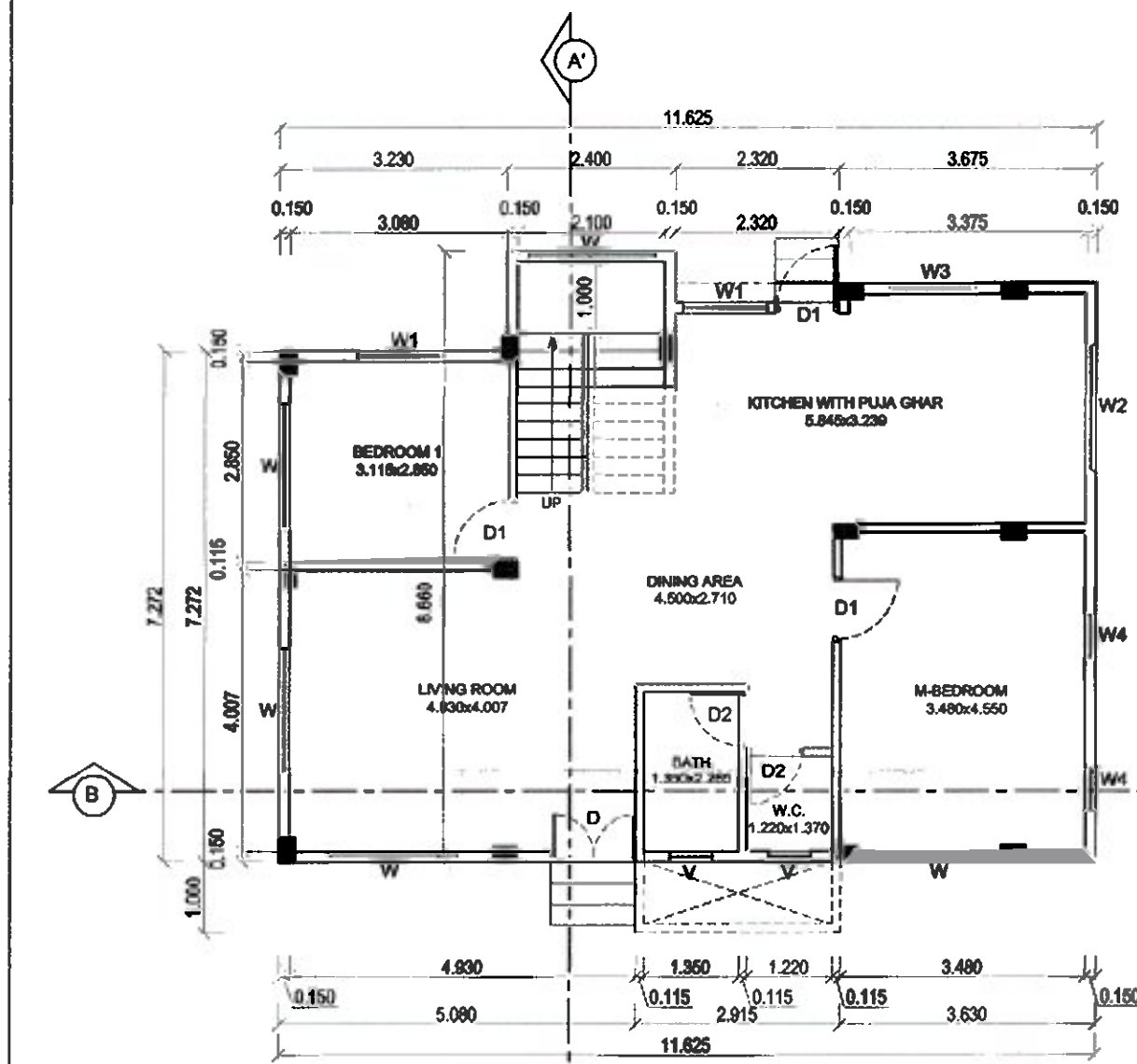




FRONT ELEVATION
SCALE - 1:100

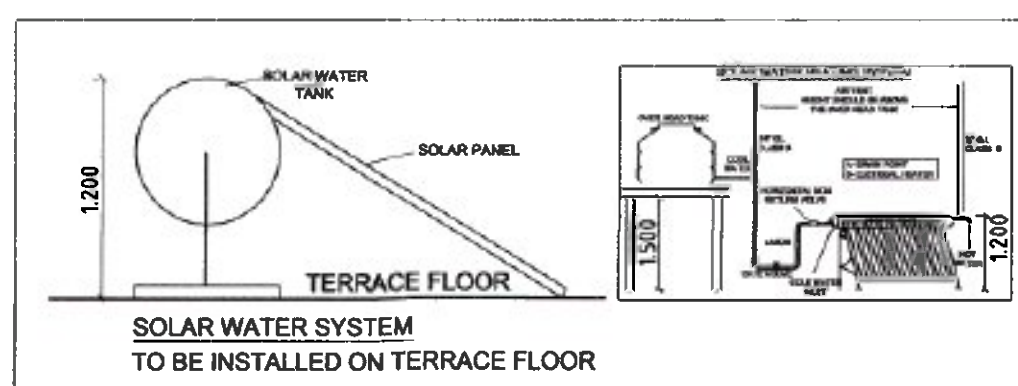
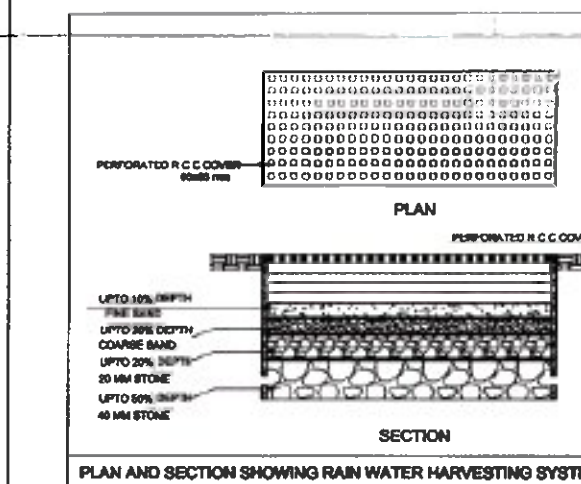
Provisions for Solar Water Heating System
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under:
Type of building: Bungalow
Person: 1 person
1) Kitchen
2) Bath
3) Hot water for other uses
4) Resident
If the provisions as above are not followed, the provisions as per the Building Bye-laws of the Nagpur Municipal Corporation will not be issued.

The Rain Water Harvesting System is required to be provided as per the provision of Govt. of Maharashtra No. TFB 432001/2133 CR - 230/01/UD-1, dated 1st March, 2005 as per schedule for every 100 sq.m. built-up area. The system should be open and 1 mtr. dia. 4 mtrs. deep with aeration chamber for every 300 sq.m. built-up area. Other options mentioned in the schedule may be adopted.
a) The authority may impose a levy of Rs. 100/- per annum for every 100 sq.m. of built-up area, for failure of the owner of the building.

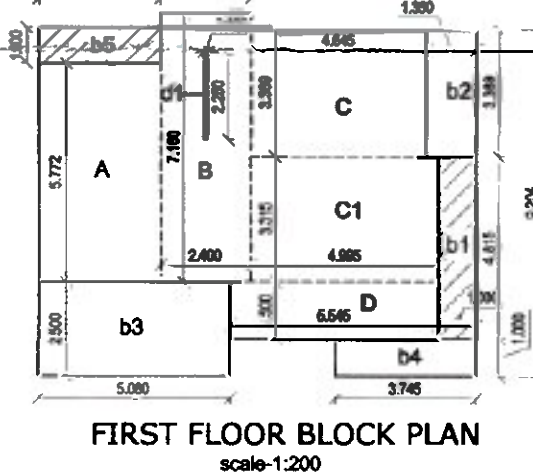


PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

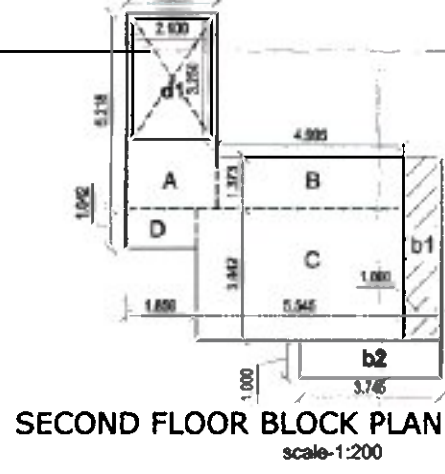
PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



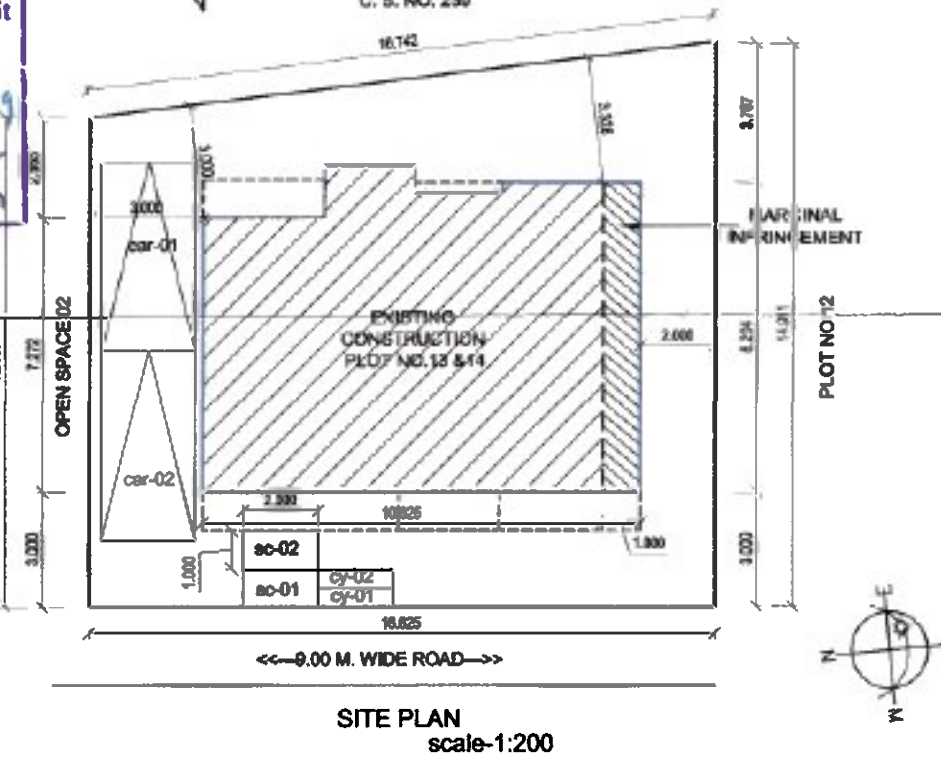
GROUND FLOOR BLOCK PLAN
scale-1:200



FIRST FLOOR BLOCK PLAN
scale-1:200



SECOND FLOOR BLOCK PLAN
scale-1:200



SITE PLAN
scale-1:200

AREA STATEMENT							
PLOT AREA	231.485	Sqm.					
AREA UNDER ROAD WIDENING	0.000	Sqm.					
NET PLOT AREA---A	231.485	Sqm.					
F.S.I = 1 OF A	231.485	Sqm.					
30 % EXTRA F.S.I. (PAID F.S.I.)	0.000						
TOTAL PERMISSIBLE BUILT-UP AREA	231.485	Sqm.					
EXISTING BUILT UP AREA	218.299	Sqm.					
PROPOSED AREA AS UNDER				AREA IN Sqm.			
PARTICULARS	TOTAL B/U AREA	PROPOSED PREMIUM AREA	20 % PERMISSIBLE BALCONY AREA	OPEN BALCONY AREA	ENCLOSED BALCONY AREA	TOTAL BALCONY AREA	EXCESS BAL. AREA COUNTED IN FSI
a	b	c=(ax 0.15)	d	e	f=(d+e)	g	h=(a+g)
GROUND FL	92.844	0.000	0.000	0.000	0.000	0.000	92.844
FIRST FL	76.218	0.000	15.243	21.020	8.045	29.065	90.040
SECOND FL	33.568	0.000	6.713	3.745	8.560	1.847	35.415
TOTAL AREA	202.630	0.000	-	24.765	12.860	37.625	218.299

PREVIOUS PERMIT NO. -
B.E (WEST) /Case No.
AB-W-D-54/ Tracking No.
2019052835/2271/860
DATED - 02/08/2019

GROUND FL. AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
A	1	3.230	5.772		23.488
B	1	2.400	8.660		20.784
C	1	2.320	3.241		7.519
D	1	3.675	3.504		12.877
E	1	5.995	4.700		28.176
a					92.844

FIRST FLOOR AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
A	1	3.230	5.772		18.643
B	1	2.400	7.160		17.184
C	1	4.645	3.389		15.741
C1	1	4.995	3.315		16.558
D	1	5.545	1.500		8.317
a					76.443

DEDUCTION					TOTAL
MKD	Nos	SIZE IN m	AREA		
d1	1	0.100	2.250		0.225
b					0.225
c=(b-a)					0.225

PROPOSED ENCLOSED BALCONY AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
b1	1	1.000	4.815		4.815
b2	1	1.000	3.230		3.230
e					8.045

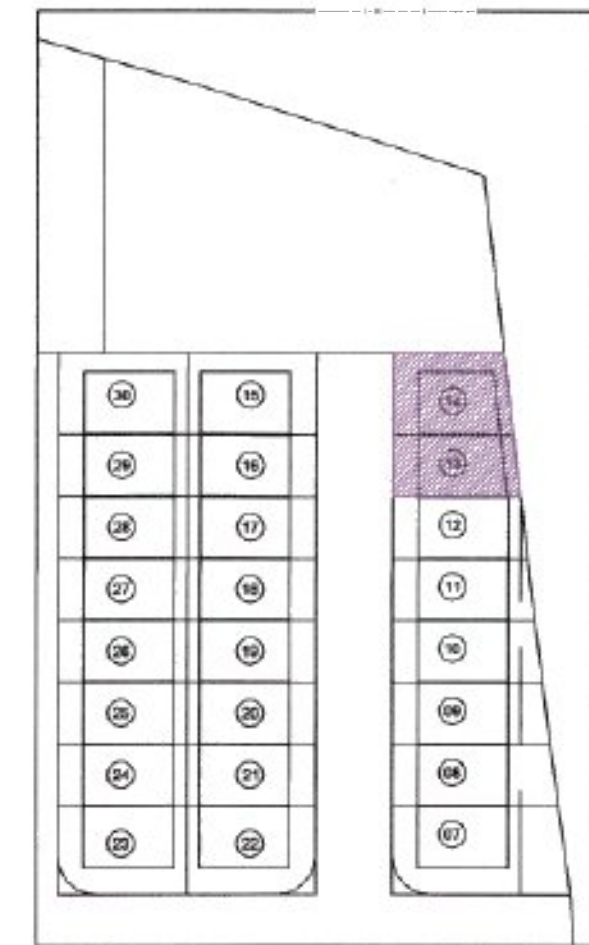
PROPOSED OPEN BALCONY AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
b3	1	1.350	3.389		4.575
b4	1	5.080	2.500		12.700
b					3.745
f					21.020

SECOND FLOOR AREA STATEMENT					AREA IN Sqm
BUILT-UP AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
A	1	2.400	5.218		12.523
B	1	4.995	1.373		6.858
C	1	5.545	3.442		19.085
D	1	1.850	1.042		1.927
a					40.393

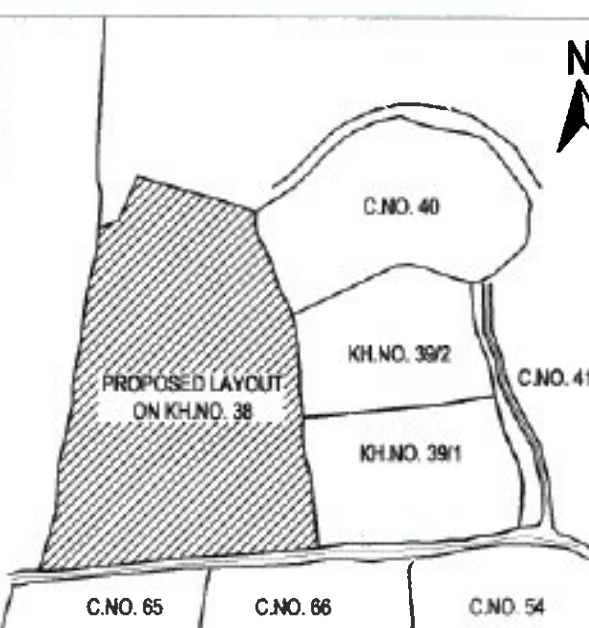
DEDUCTION					TOTAL
MKD	Nos	SIZE IN m	AREA		
d1	1	2.100	3.250		6.825
b					6.825
c=(b-a)					33.568

PROPOSED ENCLOSED BALCONY AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
b1	1	1.000	4.815		4.815
e					4.815

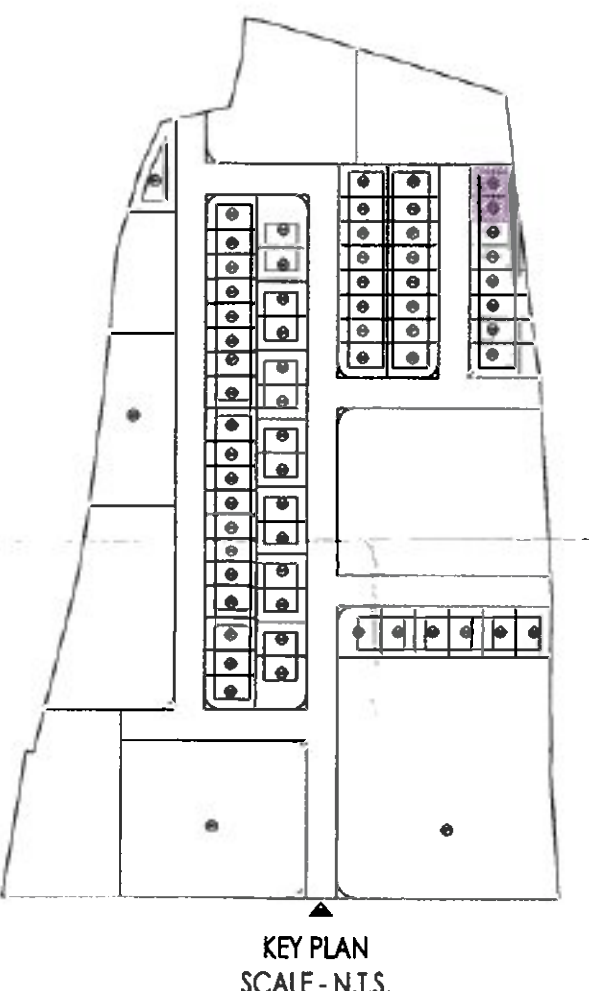
PROPOSED OPEN BALCONY AREA					TOTAL
MKD	Nos	SIZE IN m	AREA		
b2	1	3.745	1.000		3.745
f					3.745



PLOT DEMARCATION PLAN
SCALE - N.T.S.



LOCATION PLAN
SCALE - N.T.S.



KEY PLAN
SCALE - N.T.S.

PROJECT:
EXISTING SINGLE FAMILY DWELLING BUNGALOW
UNIT ON PLOT NO. 13 & 14 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. BUNGALOW 041

DISCUSSION ☐ EXECUTION ☐

TENDER ☐ SUBMISSION ☒

SCHEDULE OF OPENING

FD	DOOR	1.800 x 2.400	FOLDING DOOR
D	DOOR	1.200 x 2.400	T.W. PANELED DOOR
D1	DOOR	0.900 x 2.400	FLUSH DOOR
D2	DOOR	0.800 x 2.400	DO
W	WINDOW	1.800 x 1.650	ALUMINIUM GLASS WINDOW
W1	WINDOW	1.200 x 1.650	DO
W2	WINDOW	1.800 x 1.200	DO
W3	WINDOW	1.200 x 1.200	DO
W4	WINDOW	0.800 x 1.650	DO
V	VENTILATOR	0.600 x 0.750	ALUMINIUM GLASS VENTILATOR

PARKING AREA STATEMENT:
AS THE SIZE OF PLOT IS MORE THAN 200 SQ.M. & LESS THAN 300 SQ.M., AND CONSTRUCTION OF SINGLE FAMILY DWELLING UNIT IS PROPOSED THEN REQUIRED PARKING SHALL BE PROVIDED IN THE MARGINAL SPACES.

REQUIRED PARKING - 2 CAR + 2 SC + 2 CY
PROVIDED PARKING - 2 CAR + 2 SC + 2 CY
(IN THE SIDE & FRONT MARGINAL SPACE)

INDEX :-

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

OWNER
SUNIL DUDDALWAR
MRS. SONAL DUDDALWAR
KUNAL S. DUDDALWAR
ARCHITECT
RUPESH B. NAOGHARE (ARCHITECT), PLANNER,
INTERIOR DESIGNER
REG. NO. CA/2006/38141
NIT LICENCE NO. 2122
RUPESH B. NAOGHARE

PROJECT NO. HITA
DELTA BY RAISA
CHK. BY RUPESH
JOB NO.
DWG. NO.
SCALE 1:100/1200
DATE 05/08/2019
BUNG 041

DWG. TITLE: SUBMISSION DRAWING
R.N. ASSOCIATES
ARCHITECTS & PLANNERS A. INTERIOR DESIGNERS
Sangli Office: Plot No. 23, Flat No. A-5, First Floor,
Sangli Road, Sangli Nagar, Sangli Road, SANGLI - 441 101.
Phone: +91-9923356821
E-mail: massociates24@gmail.com, rupeh2844@gmail.com