# Nagpur Improvement Trust

PBX No. : 2531431
2531432

## APPENDIX 'D-1'

**Form for Sanction of Building Permission & Commencement Certificate**
**u/s 45 of M.R.T.P. Act**

2022031739

| | | |
|---|---|---|
| Name of the Person | श्री सुनिल रामकृष्ण दुद्दलवार व सौ सोनल सुनिल दुद्दलवार व श्री कुणाल सुनिल दुद्दलवार | |
| Address of Applicant | १८९ सिमेंट रोड शिवाजी नगर नागपूर ४४००१ | |
| Permit No. : | B.E (WEST)/ Case No. GUN-P-0250/ Tracking No. 2022031739/ 606 | Date : 26/5/2022 |
| Site of Proposed Work, Plot No. : | 61 | |
| Mouza & Khasra : | Dabha-38 | |
| Layout Name : | SUNIL R. DUDDALWAR;DABHA;38 | |

Sir, With reference to your application number GUN-P-0250 dated 17-MAR-2022 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission.The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan subject to the following conditions:-

1. The sanction once accorded through this 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, NIT 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, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. 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 NIT 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.

7. The initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" of U.D.C.P.R. to 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 Appendix "H" of U.D.C.P.R.. 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 "G" of U.D.C.P.R..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 U.D.C.P.R.

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 c Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter 12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'G' 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.The Developer shall install Display Board on conspicuous place as per the clause no.2.8.3 of U.D.C.P.R.

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 2 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. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956

24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.

25. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

26. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of The Chairman, NIT in this regard shall be final.

27. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

28. The building construction shall be completed under the supervision of Licensed Civil Engineer/Architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

**Enclosure :** One Copy / One Set of Sanctioned Plan

2022031739

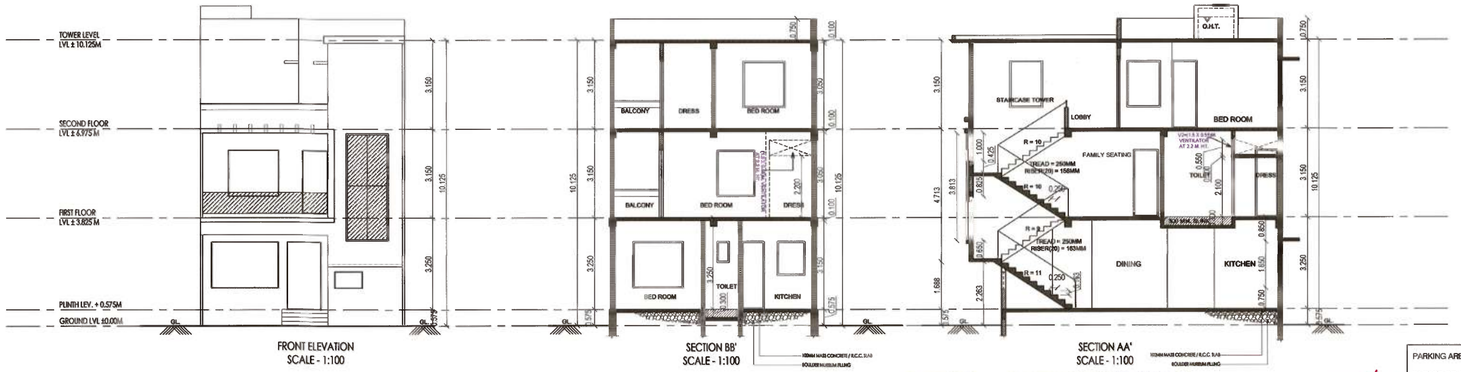
Date of Generation : 12/05/2022

**( Arvind V.Pathak )**
**Building Engineer (W)**
**Nagpur Improvement Trust, Nagpur**

**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-**
**( Arvind V.Pathak )**
**Building Engineer (W)**
**Nagpur Improvement Trust, Nagpur**

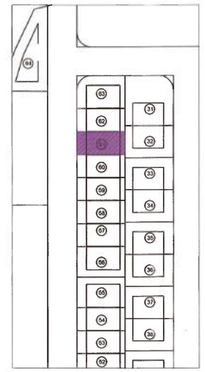


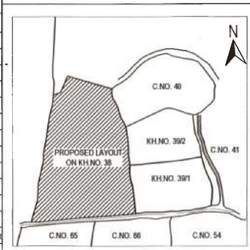

FRONT ELEVATION
SCALE - 1:100

SECTION BB'
SCALE - 1:100

SECTION AA'
SCALE - 1:100

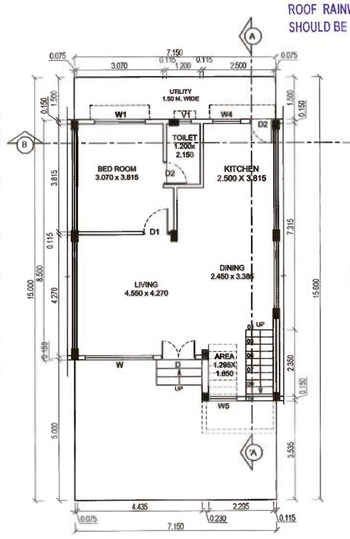
NIT
L.S No. 2122
Serial No.
Valid Up To 31/12/27



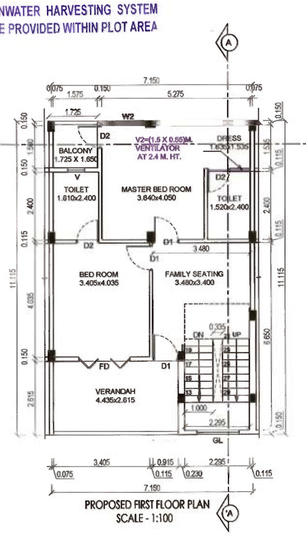



LOCATION PLAN
SCALE - N.T.S.

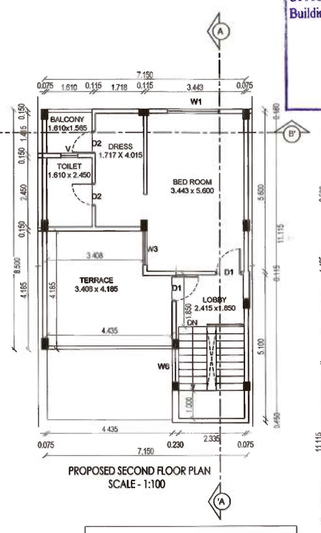
ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA



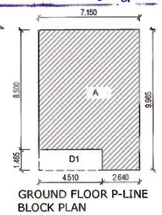

PROPOSED GROUND FLOOR PLAN
SCALE - 1:100




PROPOSED FIRST FLOOR PLAN
SCALE - 1:100

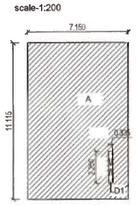



PROPOSED SECOND FLOOR PLAN
SCALE - 1:100

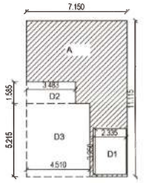



GROUND FLOOR P-LINE
BLOCK PLAN
scale-1:200

| PROPOSED GROUND FLOOR AREA STATEMENT | | | |
|---|---|---|---|
| P-LINE BUILT-UP AREA | | | |
| A | 7.150 | 9.965 | 71.250 |
| DEDUCTION | | | |
| MKD | SIZE IN m | AREA | TOTAL |
| D1 | 4.510 1.465 | 6.607 | |
| TOTAL | A-D1= (71.250-6.607) | | 64.643 |
| TOTAL GROUND FLOOR BUILT UP AREA | | | 64.643 |




FIRST FLOOR P-LINE
BLOCK PLAN
scale-1:200




SECOND FLOOR P-LINE
BLOCK PLAN
scale-1:200

| PROPOSED FIRST FLOOR AREA STATEMENT | | | |
|---|---|---|---|
| P-LINE BUILT-UP AREA | | | |
| A | 7.150 11.115 | | 79.472 |
| DEDUCTION | | | |
| MKD | SIZE IN m | AREA | TOTAL |
| D1 | 0.335 2.250 | 0.754 | |
| TOTAL | A-D1=(79.472-0.754) | | 78.719 |
| TOTAL FIRST FLOOR BUILT UP AREA | | | 78.719 |

| PROPOSED SECOND FLOOR AREA STATEMENT | | | |
|---|---|---|---|
| P-LINE BUILT-UP AREA | | | |
| A | 7.150 11.115 | | 79.472 |
| DEDUCTION | | | |
| MKD | SIZE IN m | AREA | TOTAL |
| D1 | 2.335 3.250 | 7.589 | |
| D2 | 3.483 1.585 | 5.521 | |
| D3 | 4.510 5.215 | 23.520 | |
| | | 36.629 | |
| TOTAL | A-(D1+D2+D3)=(79.472-36.629) | | 42.843 |
| TOTAL SECOND FLOOR BUILT UP AREA | | | 42.843 |

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(W) case no. NIT/N.P./0358/TP No. 2022031739/606
Date 26/04/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

PARKING AREA STATEMENT:

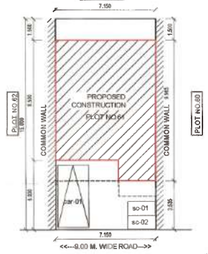
IN CASE OF INDEPENDENT SINGAL FAMILY RESIDENTIAL BANGLOWS HAVING PLOT AREA UPTO 300 SQMT. PARKING SPACE NEED NOT BE INSISTED SEPREATELY.

PROVIDED PARKING - 1 CAR + 2 SC
(IN THE FRONT MARGINAL SPACE)

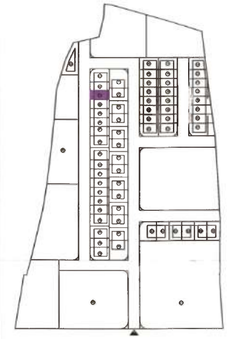
SCHEDULE OF OPENING

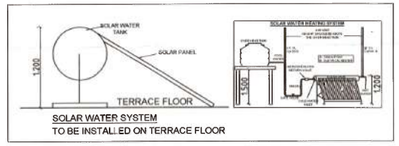
| | | | |
|---|---|---|---|
| FD | DOOR | 1.800 x 2.400 | FOLDING DOOR |
| D | DOOR | 1.200 x 2.400 | T.W. PANELED DOOR |
| D1 | DOOR | 0.900 x 2.400 | FLUSH DOOR |
| D2 | DOOR | 0.800 x 2.400 | :: DO :: |
| W | WINDOW | 2.400 x 1.650 | ALUMINIUM GLASS WINDOW |
| W1 | WINDOW | 1.800 x 1.650 | :: DO :: |
| W2 | WINDOW | 1.350 x 1.650 | :: DO :: |
| W3 | WINDOW | 1.200 x 1.650 | :: DO :: |
| W4 | WINDOW | 1.000 x 1.200 | :: DO :: |
| W5 | WINDOW | 1.000 x 1.000 | :: DO :: |
| W6 | WINDOW | 1.165 x 1.650 | :: DO :: |
| GL | GLAZING | 1500 x 3.713 | ALUMINIUM GLASS GLAZING |
| V | VENTILATOR | 0.600 x 0.900 | ALUMINIUM GLASS VENTILATOR |
| V1 | VENTILATOR | 0.450 x 0.900 | :: DO :: |
| V2 | VENTILATOR | 1.500 x 0.550 | :: DO :: |

Subject to the condition as per Regularisation letter dt 11/03/2022

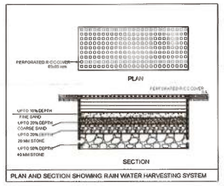



SITE PLAN
SCALE - 1:200






SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR




PLAN AND SECTION SHOWING RAIN WATER HARVESTING SYSTEM

PROJECT:
PROPOSED SINGLE FAMILY DWELLING ROW HOUSE UNIT ON PLOT NO. 61 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 : ROW 33

DISCUSSION | EXECUTION
TENDER | SUBMISSION

Acad file:

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.

AREA STATEMENT

| SR.NO | DESCRIPTION | SIZE | | SQ.M. |
|---|---|---|---|---|
| 1 | PLOT SIZE ( AS PER RELEASE LETTER) | | | 107.250 |
| 2 | BASIC F.S.I. AS PER FRONT ROAD WIDTH | 1.1 | 107.250 | 117.975 |
| 3 | ADDITION OF F.S.I ON PAYMENT OF PREMIUM | | | 0.00 |
| 4 | IN - SITU FSI / TDR LOADING | 0.0 % | | 0.00 |
| | TOTAL IN - SITU TDR LOADING PROPOSED (2)+(3)+(4) ) | | | 0.00 |
| 3 | PERMISSIBLE ANCILLARY AREA 60 % | 60 % | 117.975 | 70.785 |
| 4 | TOTAL AREA | | | 188.76 |
| 5 | PERMISSIBLE B/UP AREA | | | 188.76 |
| 6 | PROPOSED B/UP AREA AS PER OUTER- P LINE | | | |
| | GROUND FLOOR P -LINE AREA | | | 64.643 |
| | FIRST FLOOR P -LINE AREA | | | 78.719 |
| | SECOND FLOOR P -LINE AREA | | | 42.843 |
| 7 | TOTAL AREA | | | 186.205 |
| 9 | PROPOSED P -LINE AREA | | | 186.205 |
| 10A | MAX. UTILIZATION LIMIT OF FSI ( 1.1 X 1.6 ) | | | 1.76 |
| 10 | PROPOSED F.S.I. (186.205/107.250) | | | 1.736 |
| 11 | TOTAL PROPOSED RESIDENTIAL | | | 186.205 |

NAME OF OWNER & SIGNATURE

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS AL SO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

ARCHITECT / ENGINEER SIGNATURE

CERTIFICATE OF AREA
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 30 DEC. 2020 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ P.SCHEME RECORDS/LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

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 NMC Licence No. NMC/R-537 RUPESH B. NAOGHARE | | |
| PROJECT AR. | RITA | | |
| DELT BY | ANJALI | SCALE | 1:100/1:200 |
| CHK. BY | RUPESH | DATE | 14/03/2022 |
| JOB NO. | DWG.NO. | ROW | 33 |
| DWG. TITLE: | SUBMISSION DRAWING | | |

R.N. ASSOCIATES
ARCHITECTS & PLANNERS & INTERIOR DESIGNERS
Swapnil Girija Apartments, Plot no. 29, Flat no. A-5, First Floor, Beside SBI Bank, Narendra Nagar, Ring Road, NAGPUR -15.
Phone:+91-9823356821
E-mail: rnassociates24@gmail.com, rupesh2844@gmail.com