PBX No. : 253143
2531433

Nagpur Improvement Trust

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

201810226

Name of the Person	M/S SAMRAT BUILDCON THROUGH PARTNER RAJU YOGESHWAR SIRSIKAR RAMSAKA RAMSHANKAR SHUKLA
Address of Applicant	228, ABHAYANKAR NAGAR NAGPUR
Permit No. :	B.E (WEST)/ Case No. AB-W-8864/ Tracking No. 201810226/2125/811 Date : 05/07/19
Site of Proposed Work, Plot No. :	80-81B-73A
Mouza & Khasra :	Dabha-85/2
Layout Name :	Secular G.N.S.S. Dabha-85/2

Sir, With reference to your application number AB-W-8864 dated 20-OCT-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

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 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 17 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

201810226

Date of Generation : 27/05/2019

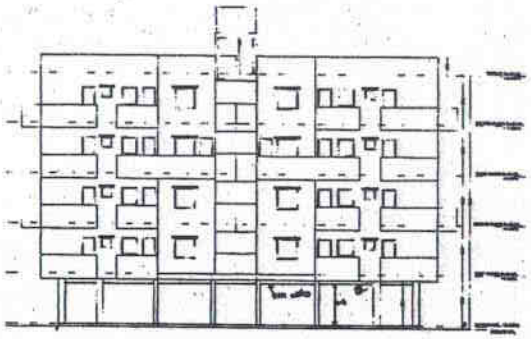
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

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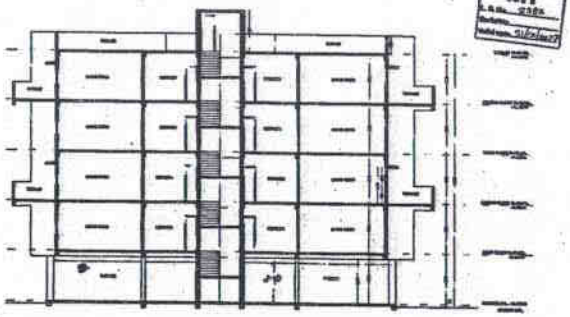
1. The Divisional Officer, West Division Ambazari Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

-sd-

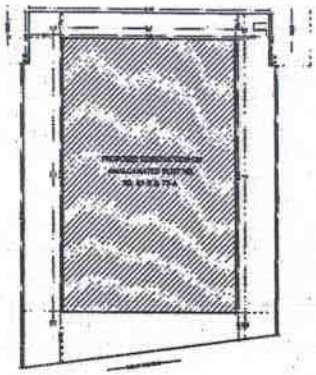
(S.M.Pohekar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur



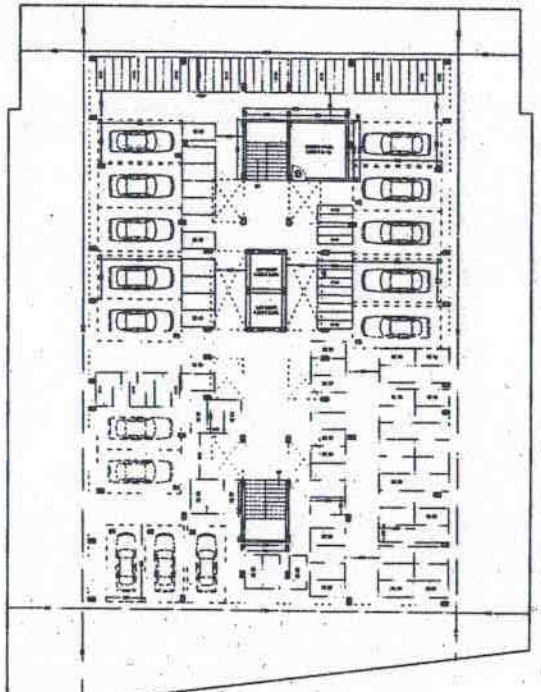
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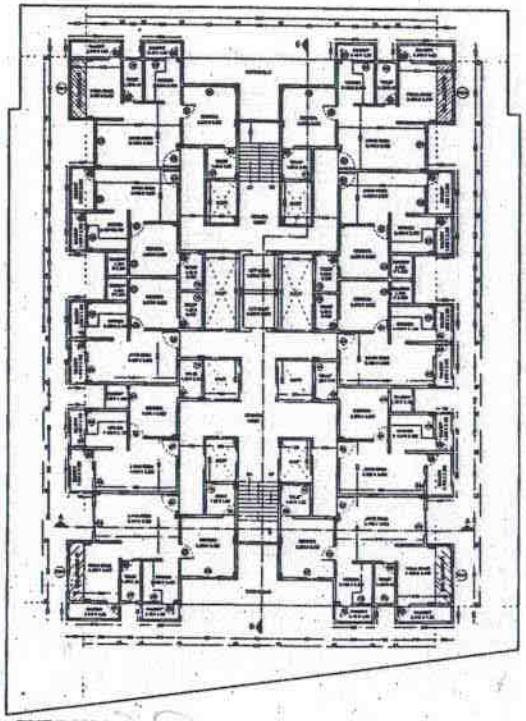
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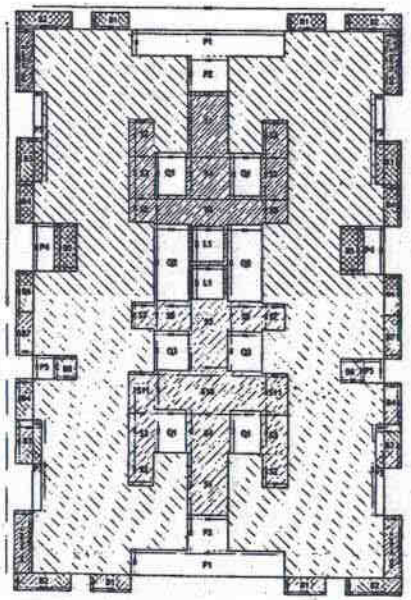




GROUND FLOOR PLAN
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FIRST FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR AREA DIAGRA T, SECOND AND THIRD FLOOR)
SCALE - 1:100

PROJECT :

PROPOSED BUILDING PLAN OF G+4 FLOOR CONSTRUCTION OF 48(LT) FAMILY RESIDENTIAL DWELLING UNIT ON AMALGAMATED PLOT NOS.80,81/1 AND 73A SECULAR GMB 991/40 85/2, MOUZA DABHA, TAL.DIST., NAGPUR.

BELONGING TO : SANKAT BUILDCON
THROUGH ITS DIRECTOR
MR. RAJU Y. SIRSHAB
MR. RAMAKRIS RAMAKRISHNAN SHUKLA
(AS PER MUTATION ON CITY SURVEY RECORD)

PLOT AREA AS PER RECORDS BEFORE AMALGAMATION

PLOT NO.	PLOT SIZE	PLOT AREA
80	6.09'X'14.00M	85.26M SQMT
81/1	6.09'X'14.00M	85.26M SQMT
73-A	255.64+21.35'/2 X 28.45	1054.59M SQMT

AMALGAMATED AREA OF PLOT NO. 80,81/1,73A 1221.06M SQMT

A. PLOT AREA & FSI STATEMENT

	PLOT AREA	FSI	PERMISSIBLE B/UP
PLOT NO. 80	85.26M	1.60	136.41M
PLOT NO. 81/1	85.26M	1.60	136.41M
PLOT NO. 73-A	1054.59M	1.35	1423.70M
TOTAL	1225.06M		1697.54M
30% PAID FSI			509.26M
TOTAL PERMISSIBLE BUILT UP AREA			1918.48M

B. BUILT-UP AREA STATEMENT

GROUND FLOOR BUILT-UP	0.00M SQ.M.
FIRST FLOOR BUILT-UP	426.07M SQ.M.
SECOND FLOOR BUILT-UP	426.07M SQ.M.
THIRD FLOOR BUILT-UP	426.07M SQ.M.
FOURTH FLOOR BUILT-UP	434.64M SQ.M.
TOTAL B/UP AREA PROPOSED	1713.91M SQ.M.
ADD EXCESS BALCONY TO B/UP AREA	27.29M SQ.M.
NET B/UP AREA PROPOSED	1885.19M SQ.M.
FSI CONSUMED 1885.19 / 1884.48M	0.99M

C. BALCONY AREA STATEMENT

	PERMISSIBLE	OPEN	ENCLOSED	TOTAL	EXCESS
1ST FLOOR	64.34M	40.49M	23.45M	64.45M	28.11M
2ND FLOOR	64.34M	40.49M	23.45M	64.45M	28.11M
3RD FLOOR	64.34M	40.49M	23.45M	64.45M	28.11M
4TH FLOOR	64.34M	38.63M	25.47M	64.10M	25.76M
TOTAL BALCONY	256.72M	160.10M	96.32M	256.34M	110.09M

D. PREMIUM AREA STATEMENT

PERMISSIBLE PREMIUM AREA (30% OF 1885.19 SQMT)	565.55M SQ.M.
GR. FLOOR	26.00M SQ.M.
1ST FLOOR	130.17M SQ.M.
2ND FLOOR	130.17M SQ.M.
3RD FLOOR	130.17M SQ.M.
4TH FLOOR	142.09M SQ.M.
	558.57M SQ.M.

E. PARKING STATEMENT

	CAR	SCOOTER	CYCLE
2 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 60SQ.M.	1	4	4
FOR 48 TENEMENTS	0	30	30
4 TENEMENTS HAVING CARPET AREA BELOW 40 SQMT	1	4	4
FOR 2 STOREYARDS	0	20	20
	14	57	57
ADD 2% VISITORS PARKING	1	3	3
TOTAL PARKING REQUIRED	15	60	60
TOTAL PARKING PROVIDED	15	60	60

F. SCHEDULE OF OPENINGS

MARK	SIZE	NOS.	DESCRIPTION
D1	0.900 X 2.100	0.00	TEAK WOOD DOOR
D2	0.750 X 2.100	0.00	TEAK WOOD DOOR
D3	0.750 X 2.100	0.00	FLUSH DOOR

MARK	SIZE	NOS.	DESCRIPTION
WD1	1.200 X 1.200	0.00	FULLY GLAZED WINDOW
W1	1.500 X 1.200	0.00	ALUMINIUM SLIDING WINDOW
W2	1.200 X 0.900	0.00	ALUMINIUM SLIDING WINDOW
W3	0.900 X 1.200	0.00	ALUMINIUM SLIDING WINDOW
W4	1.200 X 0.300	0.00	ALUMINIUM SLIDING WINDOW
V1	0.600 X 0.600	0.00	ALUMINIUM VENTILATOR

G. LEGEND

PLOT BOUNDARY (BLACK)

PROPOSED CONSTRUCTION (RED)

SIGNATURE OF THE APPLICANT
SANKAT BUILDCON

MR. RAJU Y. SIRSHAB — MR. RAMAKRIS RAMAKRISHNAN SHUKLA

SIGNATURE OF THE ARCHITECT

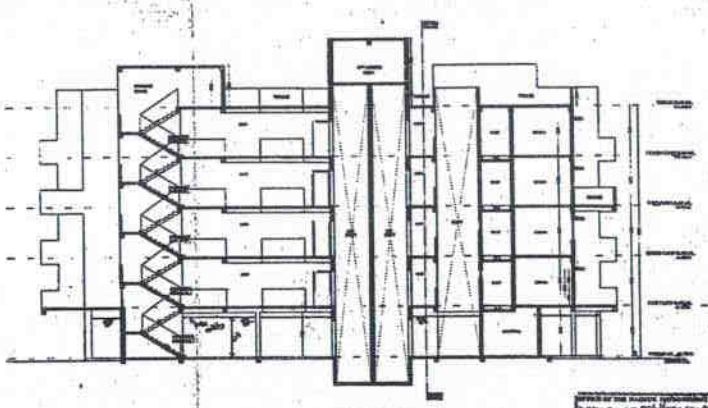
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REG.A.NO. 2160 CEN.

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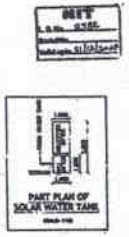
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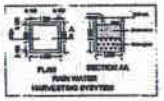
date 26.07.2019
scale as specified
drawn Siddhesh K.

101, Gajanan Apartments, Thakur Road, Dhantoli, Nagpur

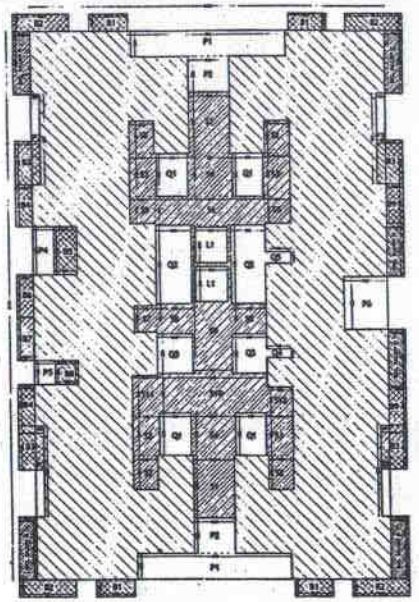


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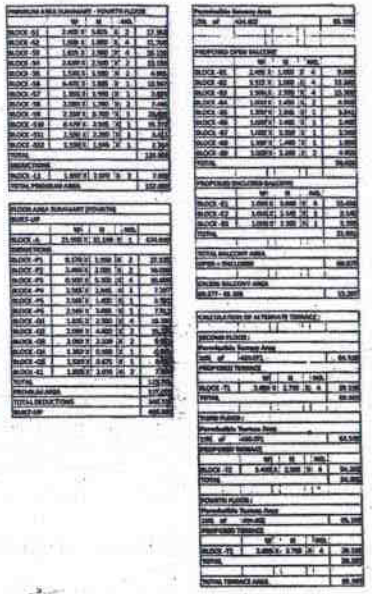


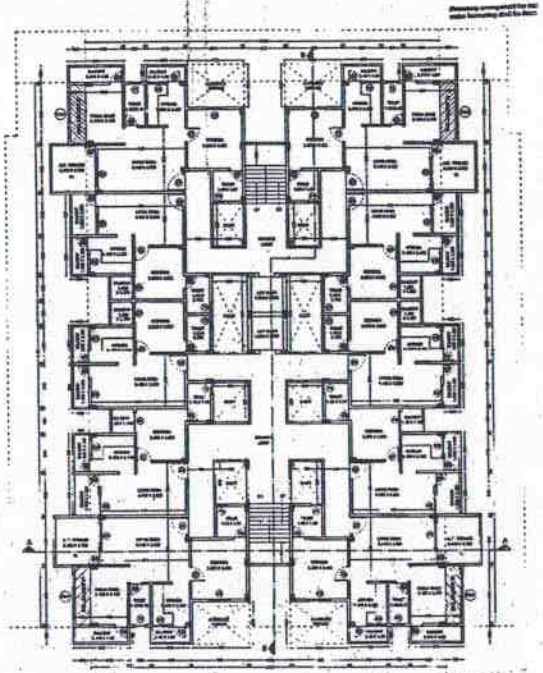




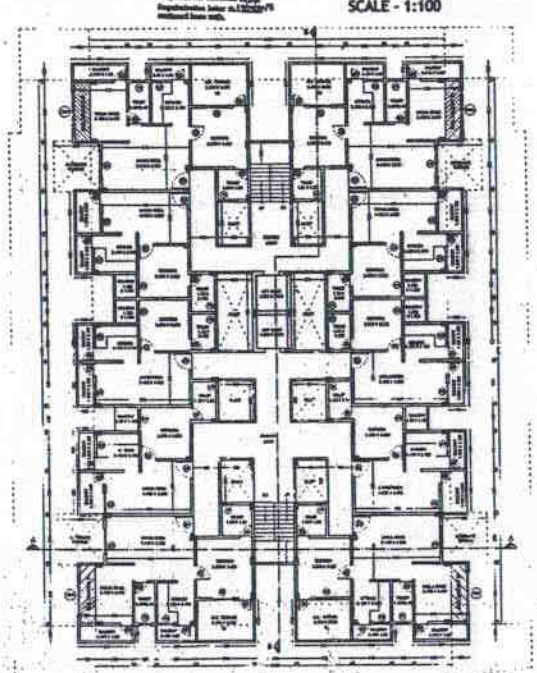


FOURTH FLOOR AREA DIAGRAM
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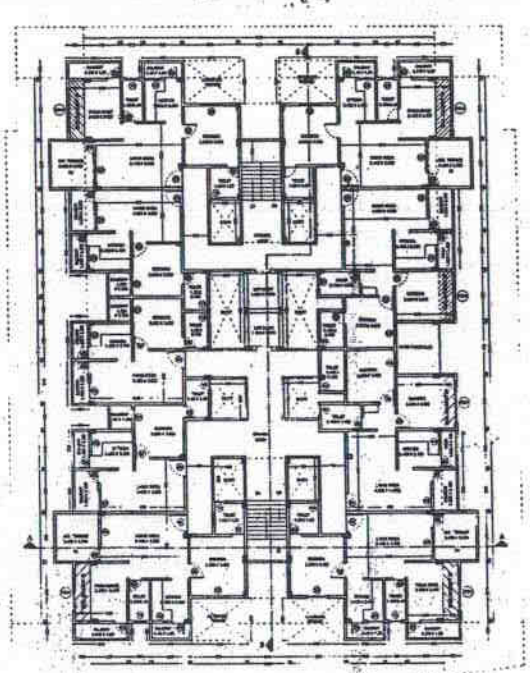




SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:1



FOURTH FLOOR PLAN
SCALE - 1:100

PROJECT :

PROPOSED BUILDING PLAN OF G+4 FLOOR CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DWELLING UNIT ON AMALGAMATED PLOT NOS.81,81/B AND 73A SECULAR CNS (S.NO.89/2), MOUZA DABHA, TAL.DIST. NAGPUR.

BELONGING TO : SAMRAT BUILDCON

THROUGH ITS DIRECTOR
MR. RAJU T. SIRSWANI
MR. RAMSARAN RAMADHARAJEE SHUKLA
(AS PER NATATION ON CITY SURVEY RECORD)



SIGNATURE OF THE APPLICANT
SAMRAT BUILDCON

MR. RAJU T. SIRSWANI MR. RAMSARAN RAMADHARAJEE SHUKLA

SIGNATURE OF THE ARCHITECT

MR. ROHITU SHRIKRISHNA
REF.C.NO. 2386 CNA

N	02	date	30.05.2019
	Sheet No.	scale	as specified
		drawn	Shubhanku K.

603, Gajanan apartments, Thakur Road, Dhantoli, Nagpur