Nagpur Improvement Trust

PBX No. : 2531431
2531432

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

2018062193

Name of the Person	दिलीप बूटी व इतर तर्फे आ.मु. गोयल गंगा इंन्फ्रा प्रा लि
Address of Applicant	९२ रामदारसपेठ नागपूर
Permit No. :	B.E (WEST)/ Case No. AB-15241/ Tracking No. 2018062193/ 2012/592 Date : 03/04/2019
Site of Proposed Work, Plot No. :	LAND
Mouza & Khasra :	Sitabuldi-320,315 PART
Layout Name :	MALIK MAKBUJA;SITABULDI;320,31

Sir, With reference to your application number AB-15241 dated 21-JUN-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 377 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

24.The conditions mentioned in approval final layout plan dated 15.05.2012 should be complied.

25.The previous sanctioned B. P. No. – BE(W)/Case No. AB944/Tracking No. 2013031657 dated 11.12.2014 will stand cancelled on issuing this revised proposed building plans.

26.The conditions mentioned in fire NOC No. 3282 dated 12.11.2018 should be followed and complied and fire fitness be obtained on completion.

27.The terms and conditions mentioned in Govt. order G. R. No. NIT/2297/P-9.20/NV-26 dated 07.10.1997 should be followed and complied strictly.

28.The conditions mentioned in the Govt. order dated 11.02.2010 in respect of elevated R. G. area should be followed and complied strictly.

29.The arrangements of suitable ramps to park the vehicles at various floor levels shall be made within the building line.

30.The multilevel mechanical car parking be provided effectively as per standards and specification under the supervision and in consultation with specialized reputed authorized agencies.

31.Adequate light and ventilation (either natural or artificial + mechanical or both) be ensured to upper and lower basement both as per undertaking given.

32.Electric DRY Transformer as proposed be provided as per standards and specification in consultation with MSEDCL and as per their requirements.

33.Passenger and vehicular shifts be provided as per standards and specification in consultation and under supervision of electrical Inspector, P. W. D.

34.Separate arrangements for disposable and non-disposable waste material along with refuse/garbage chutes be made in consultation with Health Officer, N. M. C. Also suitable refuse/garbage collection space be provided as per requirements of Health Dept. NMC.

35.Arrangements for rain water harvesting, lightening protection and utilization of solar energy be made as per standards and specification.

36.Stores proposed in basement shall be used only for storage of non-combustible domestic household goods.

37.The conditions mentioned in Airport NOC dated 22.06.2018 should be strictly complied with height restriction.

38.The cantilever/projected parts of building shall not be used for entrance/exit, corridor/lobby, storage of goods, parking of vehicles, public seating, commercial activity and its structural stability shall be ensured in consultation and under supervision of reputed authorized licensed structural engineer/Designer.

39.Ramps for handicapped person be provided suitably.

40.The conditions mentioned in the heritage NOC dated 18.11.2011 should be complied strictly.

41.NOC/clearance from traffic police department regarding the proposed parking arrangements for commercial activity and proposed ten (10) Multiplexes in the building be obtained.

42.The adequate arrangements for water supply and sewage disposal, sanitation be made in the building and premises in consultation and as per instructions of N. M.C., Nagpur and the conditions mentioned in the NMC, NOC/letter dated 01.04.2011 and 15.04.2011 be followed and complied strictly.

43.Sewage treatment plant be provided as per standards and norms in consultation with concern Authority/Dept.

44.The conditions mentioned in the Govt. Notification, Urban Development Department, dated 30.03.1993 and 20.09.2001 regarding existing theatre shall be complied strictly.

45.As per the undertaking given, the land owner should follow the rules and regulations of Cinema Act, 1966 and clearance be obtained from concern appropriate Authority.

46.The terms and conditions in compromise pursis in S. L. P. No. 4846/2002 before Hon'ble Supreme Court of India be strictly followed and complied.

47.The land owner has to re-habitat the tenants as per Govt. order dated 07.10.1997 and compromise pursis filed in Hon'ble Supreme Court of India in S. L. P. No. 4846/2002.

48.The sanction is subject to condition for renewal of building permit No. B. E. (W)/Case No. 2963/Tracking No. 2012101110/7263/1996 dated 07.01.2013.

49.The terms and conditions mentioned in compromise pursis dated 30.08.2012 in Writ Petition No. 3640/2012, etc., should be strictly complied.

50.The temporary structures should be demolished within 30 days (one month) from the date of handing over possession of shops in newly constructed multi-storied commercial building complex, failing which, N. I. T. will be free to demolish these structures without any further intimation at the entire risk, cost and responsibility of the land owner/tenants.

51.It should be ensured that due to construction of temporary structures, the free movement of vehicular and pedestrian traffic, public safety, safety and security of adjoining structures, hygienic conditions, etc., shall not affect.

52.The sanction granted vide B. P. dated 07.01.2013 is only for ground floor, temporary structures as shown in plan.

53. The land owner shall have to obtain all the required and necessary N. O. C's /clearance from the concern Department / Authorities for this proposed project.

54. This sanction is subjected to N.M.R.C.L. N. O. C. bearing no. Metro-Corridor/2017/257/19400 dated 30.11.20[illegible].

55. Connectivity of 3rd floor should be closed by rolling shutter and approval from Nagpur Metro Rail Corporation Limited shall be taken for the same before actual use.

56. This sanction is valid as per the part payment and its interest paid to the authority as per the provisions of NIT's Board Resolution dated 04.09.2018. The first instalment is paid. This permit is valid subject to payment of remaining instalments.

Enclosure :-One Copy / One Set of Sanctioned Plan

2018062193

(L.Y.Raut) 3/4/19
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—
(L.Y.Raut)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated