NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. 531../D'peth/Z.No.II /N.M.C./2016 Date: / /2016
18/08/2016

To,

Shri Chandanlal Liladhar Siriya,
B/f P.O.A. Shri Prithviraj Mulik, Sinhraj Builders & Dev. P. Ltd.,
Plot No. 176, Mauza – Pandrabodi,
Ram Nagar, Nagpur.

Sir,

With reference to your Application / Plan No. 472/BP/AC-II/2014-15 Dated. 01/07/2014 for the grant of sanction of Commencement Certificate under sections 45 of Maharashtra Regional and Town Planning Act, 1966 and under section 274 of corporation of the city of Nagpur Act 1948, to carry out development work / to erect building on **House No. 583, 583/B, Plot No. 176, Kh. No. --, Ward No. 69, City Survey No. 615, Sheet No. 30, of Village (Mouza) – Pandrabodi,** Situated at Road/Street- **Ram Nagar, Nagpur** the commencement Certificate/Building permit is granted subject to the following condition:

1. The land vacated in consequence of the enforcement of the set back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement Certificate/Building permit shall remain valid for a period of One Year commencing from the date of its issue. Before lapse of this period, commencement certificate/building permit shall have to be renewed. The renewal may be granted for three years.
4. The notice for commencement of the work shall have be given to N.M.C. in the form prescribed in Appendix 'F'.
5. The information of completion of work up to plinth level shall be given to N.M.C. In Appendix 'C' and after having certified the work by N.M.C. engineer, in Appendix 'H' you may proceed with the rest of the work.
6. No new building or part there of shall be occupancy certificate has been granted. Other wise, for unauthorized occupation, applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'J' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Shopping shall not be allowed on the plots which are located on no shopping frontage street listed in Development Control Regulations.
9. No departure from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan it should be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act-1966 and the corporation of the city of Nagpur act 1948.
10. All drainage work shall be got done through licensed plumber approved by N.M.C.
11. All sanitary requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.

12. Rain water harvesting as shown on the plan are required to be provided as per the directions issue by govt. of Maharashtra, Urban Development Deptt., Mantralaya, Mumbai vide circular No. TPB 432001/2133/CR/-230/01/UD/11 Dt. 10/03/2005. The authority impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m 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 bylaws.
13. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
14. All the provisions in sanctioned Development Control Regulations for Nagpur City shall be binding on you.
15. Necessary arrangement for rain water harvesting shall be done.
16. The applicant shall plant and grow 06 Shady tree in vacant land of plot.
17. The water connection and sewage disposal is not guaranteed by N.M.C.
18. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
19. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
20. If any mistake/error is found 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 N.M.C. in this regard shall be final.
21. The sanction is subject to condition of agreement executed by party on Dt. .....
22. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
23. Building material should be stacked in such a manner that it will not cause obstruction to drain, water & traffic etc., failing which, action will be taken by N.M.C.
24. Breach of any of the condition may lead to revocation of this permit.
25. Touching construction is given at the risk and responsibility of the party.
26. .....
.....
27. .....
.....

Enclosure: - One copy / set of sanctioned plan.

Assistant Commissioner
Dharampeth, Zone No. II
Nagpur Municipal Corporation

Copy forwarded to –

1. The Assessor Nagpur Municipal Corporation for information
N.M.C. along with one copy of sanctioned plan for necessary action. He should See that work is carried out according to sanctioned plan.