



Nagpur Municipal Corporation

PBX No. : 2567035
Fax No : 2561584

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate



Name of the Person	RUSHI RAVINDRA LASHKARE		
Address of Applicant	REDCROSS ROAD SADAR NAGPUR		
Permit No. :	ADTP (Dharampeth Zone) AB-W-BOR-77/ Tracking No. 202101125/ 1063	Date :	15/2/21
Site of Proposed Work, Plot No. :	77		
Mouza & Khasra :	Borgaon-72/1		
Layout Name :	Gokul/Joras Housing Society Borgaon-72/1,73/1,76/1,77/1,78/1,81,82/1		

Sir/Madam, With reference to your application number AB-W-BOR-77 dated 12-JAN-2021 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 contravene 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 6 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 published 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.

32. Subject to submission of NOC from Health Department, NMC, Nagpur.

33. Applicant should strictly follow the condition mentioned in the NOC/Recommendation letter given by Chief Fire Officer and Emergency Services, Nagpur Municipal Corporation Nagpur, Vide L.No _____
Dated ____/____/____.

Enclosure : One Copy / One Set of Sanctioned Plan



202101125

Date of Generation : 15/02/2021

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


15.02.2021
DEPUTY ENGINEER
Town Planning Section
Nagpur Municipal Corporation
Nagpur, Dated

को. वि. अतिरिक्त तहसिलदार गैर कृषी कर आकारणी क्र., नागपूर
यांचे न्यायालय, नागपूर.

श. मा. क्र. /१०५ / एन.ए. पी. ३४ / २००४-२००५



6/22319

बोरगांव

2005-2006

आदेश

१. परिरक्षक भूमापक यांनी श्री.
रिशी रविंद्र लश्करी यांनी
२५ रेड क्रॉस रोड, सदर, नागपूर. यांनी

गोकुल हा. सो. (सहकारी संस्था किंवा ज्या व्यक्तीने
विक्री करून दिली असलेले त्यांचे नाव नमूद करावे) मौजा ख. नं./सर्व्हे नं. जागा
राहण्यासाठी दि. च्या रजिस्टर विक्रीपत्राद्वारे खरीदी केली, असे प्रतिवेदन प्राप्त झाले. या प्रतिवेदनावरून सदर
प्रकरण पंजिबद्ध करण्यात आले. 25/07/2002

भूखंड क्रं - 77

खसरा : 72/1,73/2,76/1,77,78/1,81,82

ज्या अर्धी गैरअर्जदाराने कृषीक जमीनिचा अकृषिक उपयोग करण्यासाठी म.ज.म.अ. १९६६ चे कलम ४४ अन्वये आवश्यक असलेली महसूल विभागाची परवानगी न घेता अकृषिक उपयोग सुरू केला, त्या अर्धी ते वरील अधिनियमाने कलम ४५ व त्या खालील निदेशान्वये दंडात्मक कार्यवाहीस पात्र आहेत.

३. नागपूर सुधार प्रन्यास, नागपूर यांनी १९०० अनधिकृत ले-आउट मंजूरी करिता घोरणात्मक निर्णय घेतलेले आहे. सदर प्लॉट हा १९०० - अनधिकृत ले आउट मध्ये अंतर्भूत असल्याचे सांगतात. त्यामुळे संध्या अधिनियमाचे ४७ अ अन्वये परावर्तीत कर आणि महा. जमीन महसूल जमीनिच्या वापरात बदल व अकृषिक आकारणी नियम १९६९ चे नियम ८ अन्वये दंडाची आकारणी करण्यात आलेली नाही. या संबंधीची आकारणी सदर प्लॉट / ले-आउट नियमीकरणाचे अटी व शर्ती ज्या प्रमाणे राहतील, त्या प्रमाणे परावर्तीत कराची दंडाची आकारणी करण्यात येईल.

४. मा. जिल्हाधिकारी नागपूर यांनी मला प्रदान केलेल्या अधिकारात व उपरोक्त कायद्याचे अंतर्गत अतिरिक्त तहसिलदार खालील प्रमाणे कर आकारणी करीत आहे.

महाराष्ट्र शासन, महसूल व वन विभाग शासन निर्णय क्र. एन.ए. ४९८१/२४२५३-ब-२, दि. २३ जुलै १९८१ अन्वये दि. १.८.१९५९ पासून अमलात आल्याप्रमाणे सदर भूखंडाची / ले-आउटची अकृषिक आकारणी मौजा येथील प्रति

रस मिटर रु. पैसे प्रमाणे ची. मिअर चौ. फूट क्षेत्रफळाचे रु. /वार्शिक
1,860 418,475 778.00
आकारणी करण्यात येत आहे. सदर भूखंड / ले-आउट हे सन पासून गैरकृषी निवासी उपयोगात येत असल्यामुळे
2002
सन पासून ते सन २००४-२००५ पर्यंत एकूण वर्षांची आकारणी
2002
रु. आकारण्यात आली. त्याप्रमाणे सदर प्रकरणाचे शासकिय पा. क्र. 5 दि. अन्वये
10114.00
वसूल करण्यात आलेली आहे.

ज्या अर्धी नागपूर सुधार प्रन्यास ने उपरोक्त अभिन्यास / भूखंड करिता विकास शुल्क भरून घेतले आहे त्या अर्धी सदरका अभिन्यास / भूखंड अकृषिक उपयोगात आल्याचे मानल्यात येउन त्यास नियमीत करण्यात येते व उपरोक्त प्रमाणे आकारणी कायम करण्यात येत आहे.

हा आदेश माझे सही शिक्क्यानिशी आज रोजी पारीत करण्यात येत आहे
गैर अर्जदारास या आदेशाविरुद्ध अपील करण्याची मुभा आहे. 17/01/2006

प्रतिदीपी

१. तहसिलदार नागपूर शहर त. सा. क्र.

२. भूमापन अधिकारी क्रं पावती क्रं-1515945
दि.-16/01/2006



अध्यक्ष तहसिलदार
नागपूर
१६/०१/२००६

000173

दिनांक	व्यवहार	नोदणी खंड व क्रमांक	नविनधारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
४ ^३ / _{२९}	श्वरेदीने. र. द. क. २४९४ दि. १।६।२०१९ जिन्वमे २२०,००,०००. मध्यम-अविष्कार स्विडेन्सी, कुमरा गाथा गाथा क. २०३ -वा. क्ष. ५९.८३६-वा. -मी. अ. हि. ४.६६७. मह श्री. डी. वाय. सी रियलिटीज प्रा. लि. तेर्फ मगोज होवके कइन श्वरेदीने जोद.		इमीत केदार अहिरे	फे. क. २७४४६
५ ^३ / _{२९}	श्वरेदीने. र. द. क. १४६६ दि. १६।२। २०२१-जिन्वमे २. ६०,१०,०००।-मध्यम प्र. न. ६१९, ६३।२, ६६१९, ६६, ६८१९, ६९, ८२, क. क. ६६६. ४९८. ४६५०-वा. मी. रिषी रविंद्र लक्षरे कइन श्वरेदीने जोद.		रुचिता कन्सल्टिंग कंपनी तेर्फ प्रो. प्रा. जिमोज लक्ष्मनराव बढीमे	न. भु. अ. क. ३ नागपूर फे. क. २७५६३

५/३/२१

न. भु. अ. क. ३
नागपूर

फे. क.
२७५६३

५/३/२१

न. भु. अ. क. ३
नागपूर

सत्यमेव जयते

Samtee

०५/०३/२१

ज्यास निरीक्ष
न. भु. अ. क.
क्र. २, नागपूर

5624822

०५/०३/२१ ६९

५६१८८०३