Nagpur Municipal Corporation

PBX No. : 2567035
Fax No : 2561584

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

202101251

Name of the Person	MUKUND HARILAL CHOTALIYA ; HEMENDRA HARILAL CHOTALIYA ; SIRISHKUMAR HARILAL CHOTLIYA	
Address of Applicant	30-A FARM LAND RAMDAS PETH NAGPUR-10	
Permit No. :	ADTP (Dharampeth Zone) AB-W-B-39B/ Tracking No. 202101251/ 1181	Date : 5/3/21
Site of Proposed Work, Plot No. :	39B	
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-B-39B dated 27-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 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 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 initmation 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.

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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 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 dateed 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 publisged 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.

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29. Party will have to take utmost care during construction period and adopt all safety measures and precautions to avoid occurance 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 contravanes 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 decison 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 Muncipal Corporation Nagpur, Vide L.No _____ Dated _____/_____/_____.

Enclosure : One Copy / One Set of Sanctioned Plan

202101251

Date of Generation : 12/03/2021

15/03/2021

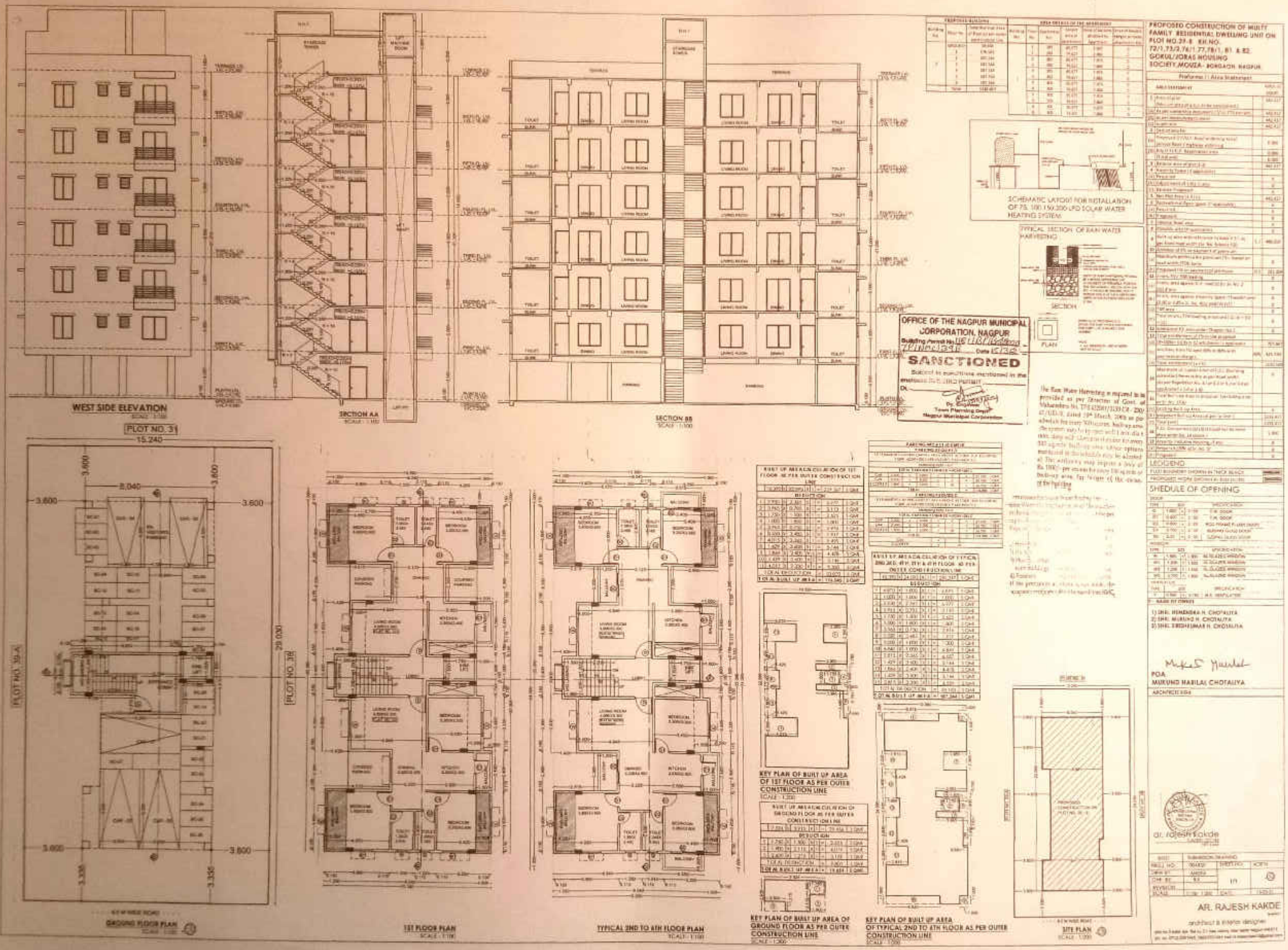
DEPUTY ENGINEER
Town Planning Section
Nagpur Municipal Corporation
Nagpur, Dated

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**

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WEST SIDE ELEVATION
SECTION AA
SECTION BB
PLOT NO. 31
15.240
3.600
2.040
3.600
3.600
3.600

कोट. वि. अप्पर तहसिलदार गैरकृषी कर आकारणी क्र. ५, नागपूर यांचे न्यायालय, नागपूर.

रा.मा.क्र. १११५/ एन.ए.पी.३४/२०१६-१७
मौजा :- बोरगाव

आदेश

१. श्री/श्रीमती. SIRISHKUMAR HARILAL CHOTLIYA AND OTHER

रा. नागपूर यांनी, **गोकुल हाऊसिंग सोसायटी** (सहकारी संस्था किंवा ज्या व्यक्तीने विक्री करुन दिली असेल त्यांचे नाव नमूद करावे) **मौजा. बोरगाव, भुखंड क्रं. ३९ ख.नं./सर्वे नं. ७२/१, ७३/२, ७६/१, ७७, ७८/१, ८१, ८२,** जागा निवासी प्रयोजनासाठी **दि. १८/०४/१९९०** च्या नोंदणीकृत विक्रीपत्राद्वारे खरेदी केली व सदर भुखंडावर अकृषिक आकारणी नियमित करण्यास्तव अर्ज सादर केला, यावरुन सदर प्रकरण पंजिबध्द करण्यात आले.

२. ज्याअर्थी अर्जदाराने कृषीक जमीनीचा अकृषीक उपयोग करण्यासाठी म.ज. म.अ. १९६६ चे कलम ४४ अन्वये आवश्यक असलेली महसूल विभागाची परवानगी न घेता अकृषिक उपयोग सुरु केला, त्या अर्थी ते वरील अधिनियमाचे कलम ४५ व त्या खालील निदेशान्वये दंडात्मक कार्यवाहीस पात्र आहेत.

३. नागपूर सुधार प्रन्यास, नागपूर यांनी ५७२/१९०० अनधिकृत ले-आऊट मंजुरी करीता धोरणात्मक निर्णय घेतलेले आहे. सदर भुखंड हा ५७२/१९०० अनधिकृत ले-आऊट मध्ये अंतर्भुत असल्याचे सांगतात. त्यामुळे अधिनियमाचे कलम ४५ अ अन्वये परावर्तीत कर आणि महा. जमीन महसुल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ चे नियम ८ अन्वये दंडाची आकारणी करण्यात आली.

४. मा. जिल्हाधिकारी नागपूर यांनी मला प्रदान केलेल्या अधिकारात व उपरोक्त कायद्याचे अंतर्गत अप्पर तहसिलदार (गैरकृषी) खालील प्रमाणे कर आकारणी करीत आहे. महाराष्ट्र शासन, महसूल व वन विभाग शा.नि.क्र.एन. ए. ए. ४९८१ / २४२५३ – ब – २, दि. ३ जुले १९८१ अन्वये दि. १.८.१९७९ पासुन व शा. नि. क्रं. एन. ए. ए.-१०८७ / ३५७० / प्र.क्र. ५३ / ल ५ दि. २७/०९/२००१ मधील तरतूदीनुसार दि. ०१/०८/२००१ पासुन निर्धारित प्रमाण दराने सदर भुखंडाची अकृषिक आकारणी **मौजा बोरगाव** येथील प्रति चौरस मिटर. **०.३१३, १.८७८ रू. पैसे प्रमाणे ८८४.८३४० चौ. मी. क्षेत्रफळाचे रू. १६५४/-** वार्षिक आकारणी निश्चित करण्यात येत आहे. सदर भुखंड / ले-आऊट हे सन १९९० **पासुन** गैरकृषी निवासी उपयोगात येत असल्यामुळे **सन १९९० पासुन** ते सन २०१६-१७ पर्यत एकुण २५ वर्षाची आकारणी **रू. ६६१६०/-** आकारण्यात आली. त्याप्रमाणे वरील रक्कम शासकीय **चा. क्र. / जिआरएन एमएच ०० ५२६४३३५ २०१६१७ एम दिनांक १७.१०.२०१६** अन्वये वसुल करण्यात आलेली आहे.

ज्याअर्थी, नागपूर सुधार प्रन्यास ने भूखंड महाराष्ट्र गुंठेवारी विकास (नियमाधिन करणे श्रेणीवाढ व नियंत्रण) अधिनियम २००१ अन्वये उपरोक्त अभिन्यास / भूखंड नियमित करण्याचा निर्णय घेतलेला आहे व विकास शुल्क भरुण घेतले आहे. त्या अर्थी सदर अधिनियमाचे कलम ५ नूसार सदरचा भूखंड अकृषिक उपयोगात आल्याचे मानण्यात येऊन त्यास नागपूर सुधार प्रन्यासचे नियमितीकरण पत्रातील अटीनूसार व शर्ती तसेच उपरोक्त महसूल अधिनियमातील तरतूदीस अधिन राहून वरील प्रमाणे अकृषिक आकारणी कायम करण्यात येत आहे.

हा आदेश माझे सही व कार्यालयीन शिक्क्यानिशी आज १७ .१०.२०१६ रोजी पारीत करण्यात येत आहे. गैर अर्जदारास या आदेशाविरुध्द अपील करण्याची मुभा आहे.

प्रतिलीपी :-

१. **तलाठी सा.क्र. ३९** नागपूर यांना पुढील कार्यवाहीस अग्रेशीत, त्यांनी गाव न. २ ला वार्षिक आकारणीची नोंद घेऊन तशी नियमित मागणी वसुली करावी.

२. **भुमापन अधिकारी क्र.** .....

अप्पर तहसिलदार,
गैरकृषी कर आकारणी क्र.५
नागपूर

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