NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing B&C, Third floor chhatrapati Shivaji Administrative Building, Mahapalika Marg. Civil Lines, Nagpur-440 001.
Ph.No. 0712-2567016.Fax No. 0712 – 2561584, Website – www.nmc.org.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. – 256/BP/Sitabuldi/TP/NMC/666 **Date** - 09/11/2020

To,

M/s. Scroll Vinimay Pvt. Ltd.
Director, Shri. Laxman Manohar Sawant,
Kamptee Raod, Sadar, Nagpur.

Sir,

With reference to your Application / **Plan No. 666 / Sitabuldi / TP / NMC / Proposed Plan, Dt. 08.01.2019 Resubmission Dt. 03.01.2020** for 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 **Kh. No. 108, 107/2, NMC House No. 59, 59/A, Ward No. 65, City Survey No. 1870/1, 1872, Sheet No. 29** of village / Mouza - **Sitabuldi** situated at **Kamptee Raod, Sadar, Nagpur** the commencement Certificate/ Building permit is granted subject to the following conditions.

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. No Construction /Renovation activities would 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 18/02/2016.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'
6. The information of completion of work up to plinth level shall be given to N.M.C. in Appendix 'G' and after having certified the work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
7. 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 owner and architect shall be submitted to N.M.C. in appendix 'J' along with three copies of completion plan.
8. The building shall be used for the purpose shown in the approved plans.
9. Shopping shall be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
10. No deviation 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.
11. All water supply work shall be got done through licenced plumber approved by N.M.C.
12. All sanitary requirement and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. Rain water harvesting as shown on the plan are required to be provided as per the directions issued 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.mt. 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 byelaws.

14 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./ 2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35) 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.

15 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.

16 All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.

17 The applicant shall plant and grow **32 Nos.** shady trees in vacant land of plot.

18 The water connection and sewage disposal is not guaranteed by N.M.C.

19 Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.

20 Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

21 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.

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 Party will have to take utmost care during construction 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.

26 Applicant should pay additional charges for High Rise building in future (If applicable).

27 Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.

28 Applicant should erect the Display Board on site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile / Telephone Numbers. And, the copy of sanctioned plan should be made available at site.

29 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 to an applicant to submit the compliance 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 Competent authority.

30 Airport Authority of India generated assessment for height clearance as per NOC **No. NAGP/WEST/ B/100820/501720**

Enclosure: - One copy / set of sanctioned plan.

7/11/2020

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to ,

1 Ward Office **Mangalwari, Zone No. 10,** Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.

2 The Assessor Nagpur Municipal Corporation, Nagpur.

प्रत अर्जदार / बँक / न.र.वि. / वित्त विभाग

नागपूर महानगरपालिका कार्यालय, नागपूर

(नगर रचना विभाग)

श्री जगन्नाथी शिवजी महाराज प्रशासकीय इमारत बी व सी विंग, जिस्का गल्ला, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर – 440 001
दुरध्वनी क्र. 0712–2567010 फॅक्स क्र. 0712–2561584, वेबसाईट – www.nmcnagpur.gov.in

मागणी पत्र :– मनपा/नरवि/इमारत/296 दिनांक – 3/11/2020

मागणी – पत्र

युनिक कोड नं. 2 0 2 0 2 9 3 0 4 0 3 0 0 0 2 9 C

प्रति,

मे. स्क्रोल विनियम प्रा.लि. संचालक
श्री. लक्ष्मण मनोहर सावंत,
कामठी रोड, सदर, नागपूर.

विषय :– **बांधकाम नकाशा मंजुरीकरीता बांधकाम कामगार कल्याणकारी उपकर निधी भरण्याबाबत.**

संदर्भ :– नकाशा क्र. 666/सिताबर्डी/टिपी/एनएमसी/प्रस्तावित नकाशा दि. 08.01.2019 पुर्नसादर दि. 03.01.2020.

आपणास कळविण्यात येते की, **मौजा–सिताबर्डी येथील खसरा क्र. 108, 107/2, न.भु.क्र. 1870/1, 1872, शिट क्र. 29, मनपा घर क्र. 59, 59/ए, वार्ड क्र. 65, कामठी रोड, सदर, नागपूर** मधील उपरोक्त संदर्भाकींत प्रस्तावित ईमारत बांधकाम नकाशा खालील अटींच्या अधिन राहुन तत्वतः मंजुर करण्यांत आला आहे. तरी खालीलप्रमाणे रक्कम आपण 30 दिवसांचे आंत **बँक ऑफ इंडीयाचे** कोणत्याही शाखेत **महाराष्ट्र राज्य इमारत व इतर बांधकाम कामगार कल्याण मंडळ (Maharashtra State Welfare Board for Building & Other Construction Workers)** यांचे खाते क्र. 004220110000153 मध्ये रोखीने अथवा धनादेशाव्दारे भरावी अन्यथा दिलेली मंजुरी रद्द समजण्यांत येईल.

1) बांधकाम कामगार कल्याणकारी उपकर निधी (बांधकाम राशीचे 1 टक्के)	:	रू. 10,20,250 = 00
एकूण	:	रू. 10,20,250 = 00

अक्षरी रू. दहा लक्ष वीस हजार दोनशे पन्नास रूपये फक्त.

देय दिनांक – 2/12/2020.

सहाय्यक संचालक
नगर रचना विभाग
महानगरपालिका, नागपूर

टिप :– उपरोक्त रकमेचा भरणा 30 दिवसाचे आत न केल्यास मागणी शुल्काचे रकमेवर प्रतिवर्ष 24 % याप्रमाणे शुल्क आकारण्यात येईल.

DEPOSIT / PAY IN SLIP

बैंक ऑफ इंडिया **Bank of India BOI**

Branch _____

Date 03/12/2017

SB/CA/OD/CC/RD/TL/DL A/c No./Credit Card No

060420110000153

Name M.J.W B.L

Tel. No. 9767903777

Amount	₹	P
	1020750	

Rupees in words _____

Cash/Cheque No. Details Name of Bank & Branch	₹	P
AXIS	1020750	
1080183 3 NOV 2017		
Total	1020750	

Offican/Cashier/SWO

BOI Toll Free Number

REMITTERS COPY (To be sent Secretary, Maharashtra Building & Other construction workers welfare Board, Commerce center, Tardeo , Mumbai-34). (Along with form 1 or list of beneficiary) MAHARASHTRA STATE Building and Other Construction workers Welfare fund account	REMITTERS COPY (To be sent Secretary, Maharashtra Building & Other construction workers welfare Board, Commerce center, Tardeo , Mumbai-34). (Along with form 1 or list of beneficiary) MAHARASHTRA STATE Building and Other Construction workers Welfare fund account
Bank of India Branch:- code no. Date: 3/11/20 2020293040300029 6	Bank of India Branch:- code no. Date: 3/11/20 2020293040300029 6
Paid into credit of Maharashtra state Welfare Board for Building and Other Construction workers Account No.004220110000153 Bank of India, Tardeo , Mumabai-400 034	Paid into credit of Maharashtra state Welfare Board for Building and Other Construction workers Account No.004220110000153 Bank of India, Tardeo , Mumabai-400 034
Rs. 10202501- (Rupees Ten Lac Twenty Thousand Two Hundred Fifty One Only) Denolation /Details of DDs overleaf Towards the beneficiary contribution/cess as per details overleaf	Rs. 10202501- (Rupees Ten Lac Twenty Thousand Two Hundred Fifty One Only) Denolation /Details of DDs overleaf Towards the beneficiary contribution/cess as per details overleaf
Signature of the Employer along with address stamp seal 1. outstation cheques will not be accepted 2. fraction amount shall be rounded to Rupees only	Signature of the Employer along with address stamp seal 1. outstation cheques will not be accepted 2. fraction amount shall be rounded to Rupees only
For Bank Use only Received Rs..... (Rupees .....) Cash/cheque/DD Date..... Cashier/Officer	For Bank Use only Received Rs..... (Rupees .....) Cash/cheque/DD Date..... Cashier/Officer

BANK OF INDIA 04/11/2020 CLEARING

BANK OF INDIA 04/11/2020 CLEARING