Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 2.1.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ 719		Dispatch Date :20/05/2021
To,		201807109
Name of the Person	ओम शिवम बिल्डकॉन प्रा.लि. तर्फे रविन्द्र किसनराव कापसे	
Adress of the Applicant	प्लॉट नं. १०, हल्दीराम जवळ, एन एम सी हाउस नं. ५६० अ/१०, वार्ड नं. ५ अजनी चौक नागपूर ४४००१५	
Permit No. :	B.E (NMRDA)/West/Hingna Tahasil/ No. MB-444/201807109/2043/719	Date :20/05/2021
Site of Proposed Work, Plot No. :	237/1,238/1,238/2,239,241,242,247/1	
Mouza & Khasra :	Sondapar-70,71,72,73,74,76/1,76/2,76/3,77/1A	
Layout Name :	Sondapar-70,71,72,73,74,76/1,76/2,76/3,77/1A	

Sir, With reference to your application number MB-444 dated 10-JUL-2018 for the grant of sanction of Commencement Certificate under section 44 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 Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 16/03/2021 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this 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 Metropolitan Commissioner 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, Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. 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 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 permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. 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 intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" to the NMRDA.

8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G".This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate.The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued.The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

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 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

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 Metropolitan Commissioner"s order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

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 Metropolitan Region Development Authority 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 Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan 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 Metropolitan Region Development Authority land without 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 Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 2729 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 Metropolitan Region Development Authority.

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. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 11/03/2016

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 26/12/2016with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC as a High Rise Building/Competant Authority Dated15/07/2020 Letter No. 067 to 078

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 22/04/2016

27. This sanction is subject to the conditions of NOC from Gram Panchayat Sondapar dated __/__/____

28. Neccessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated 11/01/2016

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated 11/01/2016

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. This sanction is subject to the conditions of NOC"s from Government Department, _____ dated __/__/____.

39. It will be the responsibility of the Owner/Architect/Structural Designer/Engineer to carry out the work as per the designed drawings and specifications and recommendation given in respect to the structural analysis and design approved by VNIT/IIT. In case of any mishap happens to the structure / building the whole responsibility shall be fixed with Owner/Architect/Structural Designer/Engineer and is liable for prosecution under the Indian Penal Code.

40. This sanction is subject to condition to follow the guidelines of the instructions/suggestions/opinions given by High Rise Committee.

41. This sanction is subject to mandatory to comply with structural design, stability and fire safety, material use for construction as mention in Part-XII and Part-XIII of DCPR-2018.

42. This sanction is subject to the compliances and recommendations made by High Rise Committee in the meeting dated 23/07/2020 and minutes of meeting attached herewith (copy of minutes of meeting/recommendation).

43. This sanctioned is subject to approval of structural analysis & design approval from VNIT/IIT.

44. Subject to condition affidavit dated 26/10/2019 i.e. construction should not be started before approval of structural analysis and drawing from VNIT/IIT (Approval report should be submitted in hard copy to the office of under signed)

45. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emission to a great extent. The road can be converted to a black top road once the construction activities are completed/as mention in agreement.

46. As the site is located in the developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impact on surrounding buildings and sites.

47. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/dampers should be attached to the equipment.

48. All stationary machinery that create noise should be installed at points away from sensitive receptor area.

49. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6.00 p.m. to 6.00 a.m.

50. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.

51. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and levelling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for levelling and landscaping) on site, so that the soil can be reused during landscaping.

52. A basic surface drainage system for the site should be worked out to avoid water run-off on to the surrounding properties and roads, especially during the monsoon months.

53. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.

54. Load and unload trucks with construction material on site and not on surrounding roadside.

55. The responsibility to carry out the work as per submissions made to the committee solely rests with the project proponents.

56. That the NOC from civil aviation authority for the height of the building under reference shall be obtained, if applicable, and all the conditions there of shall be complied with.

57. The Technical committee for High rise buildings. However, reserves right to alter/modify/augment fire safety relate provisions as well as disaster Management related provisions, on the basis of decision to be taken in the upcoming meetings.

58. That the permission in granted based on the documents submitted by the architect and if at any time are found fake/fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.

59. After the clearance given by HRC for a propose Building, not further changes of any kind shall be effected without permission of HRC (Technical committee for high rise buildings). If any changes made in the proposal without obtaining clearance form HRC, Earlier clearance given by the HRC shall be treated as revoked/invalid.

60. The necessary other permissions for various other department/ committees/authorities shall be obtained as per requirements.

61. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.

62. Clearing of site area may involve removal/ transplantation of trees underbrush vines, fences. Shaded etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.

63. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants of lower beds in the area.Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags, and the are then use to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

64. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geo-textiles) to the area.

65. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 P.m.

66. In cases where the construction of paved access or water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.

67. Traffic speeds on unpaved road should be reduced to 15 km. ph. or less, and all the vehicles should have reverse horns.

68. On windy days avoid excavation activities to reduce dust emissions.

69. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.

70. Prevent other garbage waste such as construction debris, plastic material and mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.

71. Water the site at least twice a day to reduce the dust emissions. Once during mid- morning and once in the evening.

72. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).

73. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.

74. Re-vegetate disturbed areas as early as possible.

75. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un-built surfaces reinstated.

76. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority, Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.

77. Provision should be made for providing them with potable, drinking water.

78. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.

79. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.

80. Arrangements should be made for day-care and education to construction workers children. Certain NGO's working in this area can be associated with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harm's way

81. Solid waste generated from the labour camp as well as the construction site should be disposed-off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.

82. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.

83. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spill-over light and glare.

84. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.

85. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.

86. Rotary piling method can be adopted for constructions of bored cast in site/bored pre-cast piles. Preferably, M. S. Liner can be provided up-to hard stratum.

87. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.

88. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.

89. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.

Subject to the condition that developer/ Applicant shall construct sewage treatment Plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance ... occupation permission shall not be issued.

Subject to conditions mentioned in structur... Analysis and design drawings issued from VNIT, Nagpur dt. 25-11-2020-13, 25-11-2020-12, 24-11-2020-03,25-11-2020-08,25-11-2020-07, 25-11-2020-03,24-11-2020-05,24-11-2020-04, 12-10-2018-09,16-10-2018-11,17-10-2018-... 19-11-2018-14.

The sanction is subject to condition that Flats shall be released as per condition No. 17 of the Development Agreement Dt. 21-12-2018 & corrigendum to development agreement dt. 26-11-2020

Subject to payment of Demand Note of Premium amount for additional F.S.I. issued by this office dt. 12/05/2021 Shall be paid within 1 year from the date of commencement certificate.

90. This sanction is subject to abovementioned conditions & minutes of meetings of high rise committee. The non-compliances shall initiate the necessary action under clause No. 53 of MRTP Act 1966

Enclosure :
One Copy / One Set of Sanctioned Plan / Copy of Minutes of Meetings & Recommedation of High Rise Committee.

201807109

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

Copy To:

1. The Divisional Engineer-I, NMRDA
with a copy of sanction building permit, building plan, Minutes of Meetings, Recommedation of High Rise Committee (enclosed herewith) for necessary action

Sd/-

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

- **The previous Building Permit No.**
  BE (NMRDA) / West / Hingna Tahasil / No
  MB-2542 / 2016 0407148/0002/249
  Dated: 29/10/2018
  Building Plan is Stands to be cancelled

- **Subject to the provisions of structural design**
  Sufficiency certificate dated: 19/05/2021
  Structural designer and applicant

- **Subject to conditions Mentioned in affidavits**
  submitted by applicant dt. 26/10/2018
  regarding height of building as per
  N.O.C. of Airport Authority.

- **Subject to provisions of structural Drawings submitted by applicant.**

- **Subject to terms and condition of Government circular dated 30-01-2016 Developer have to construct the temporary shade, toilet and agreement of drinking water for the labours.**

- **Subject to the condition mentioned in Envtronment N.O.C. DT. 29/11/2020**

- **Final occupancy shall be issued only after payment of premium amount for additional F.S.I. & Net demand note as per M.O.U.**

- **This Sanction is subject to conditions mentioned in M.O.U. with N.M.R.D.A. Dt.**