

NAGPUR MUNICIPAL CORPORATION

(Town Planning Department)

Wing B&C, Third floor Chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Lines, Nagpur- 440001.
Fax No. 0712 - 2561584, Website - www.nmcnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - 326/BP/Khamla/TP/NMC/1103

Date - 19/7 /2021

To,

- 1) M/S. Orange City Builders And Developers
Through Partners
 - a) Shri. Devendra Vithalrao Dhawde
 - b) Shri. Dinesh Pundlikrao Bhange
 - 2) Shri. Prabhakar Vithalrao Dani
Through power of attorney holder
M/S. Orange City Builders And Developers
Through Partners
 - a) Shri. Devendra Vithalrao Dhawde
 - b) Shri. Dinesh Pundlikrao Bhange
- 42, 42a, Laharikrupa GNSS, Nagpur.

Sir,

With reference to your Application/Plan- 1103, Date 04.12.2020, Dt. 03.02.2021 grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act 1966, to carry out development work / to erect building on Mouza - Khamla, Plot No. 42, 42A, Khasra No. 78, 79, 81, 82, 95, Laharikrupa GNSS, Nagpur the commencement Certificate/Building permit is granted subject to the following conditions :

1. The land vacated in consequence of the enforcement of the setback 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 not 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 Maharashtra Municipal Corporation Act.
11. All water supply work shall be got done through licensed plumber approved by N.M.C.
12. All sanitary 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 Notification No. TPS-2409/191/CR-124/09/UD-09 Dt. 28 August 2009 published in Maharashtra Govt. Gazette Dt. 17 September 2009. The

authority imposes 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 building to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

14. 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. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow **5 Nos** shady trees in vacant land of plot.
17. 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/TPADMN/ 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.
18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped person** provision of facilities for Handicapped Person shall be provided as specified in an Appendix "T", as per notification TPS-1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public. (If applicable)
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dustbins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. 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.
23. 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.
24. 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.
25. Breach of any of the condition may lead to revocation of this permit.
26. Seismic analysis of the building for earthquake be submitted with structural design and drawing duly checked from VNIT for NMC record before one month of commencement of construction or after three month from the sanction of building plan whichever is earlier .
27. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case any accident, party will be solely help responsible for the same.
28. Applicant should pay additional charges for High Rise building in future (If applicable).
29. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
30. 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.
31. 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, provision made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.

Enclosure: - One copy / set of sanctioned plan.


Deputy Engineer
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to :-

1. Ward Office Zone **Laxmi Nagar Zone No.- 01**, Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor, Nagpur Municipal Corporation, Nagpur.



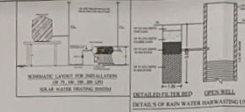
PROPOSED
SITE
PLAN
NO. 28



TYPICAL FLOOR BLOCK PLAN



Office of the Nagpur Municipal Corporation, Nagpur
Sanctioned Building Plan No. 178/2008/2014/28
Date: 12.12.2014
The Plan is hereby sanctioned for the proposed building on the site of 178/2008/2014/28, Nagpur, subject to the following conditions:
1. The building shall be constructed in accordance with the provisions of the Nagpur Building Bye-laws, 1973.
2. The building shall be constructed in accordance with the provisions of the Nagpur Building Bye-laws, 1973.
3. The building shall be constructed in accordance with the provisions of the Nagpur Building Bye-laws, 1973.



DETAILED FLOOR PLAN

1.00 MTR. WIDE ROAD

SITE PLAN

1.00 MTR. WIDE ROAD

TERRACE FLOOR PLAN

1.00 MTR. WIDE ROAD

GROUND FLOOR PLAN

1.00 MTR. WIDE ROAD

FIRST FLOOR PLAN

1.00 MTR. WIDE ROAD

SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

1.00 MTR. WIDE ROAD

FRONT ELEVATION

1.00 MTR. WIDE ROAD

SECTION A-A

1.00 MTR. WIDE ROAD

SECTION B-B

1.00 MTR. WIDE ROAD

SECTION C-C

1.00 MTR. WIDE ROAD

SECTION D-D

1.00 MTR. WIDE ROAD

SECTION E-E

1.00 MTR. WIDE ROAD

SECTION F-F

1.00 MTR. WIDE ROAD

SECTION G-G

1.00 MTR. WIDE ROAD

SECTION H-H

1.00 MTR. WIDE ROAD

SECTION I-I

1.00 MTR. WIDE ROAD

SECTION J-J

1.00 MTR. WIDE ROAD

SECTION K-K

1.00 MTR. WIDE ROAD

SECTION L-L

1.00 MTR. WIDE ROAD

SECTION M-M

1.00 MTR. WIDE ROAD

SECTION N-N

1.00 MTR. WIDE ROAD

SECTION O-O

1.00 MTR. WIDE ROAD

SECTION P-P

1.00 MTR. WIDE ROAD

SECTION Q-Q

1.00 MTR. WIDE ROAD

SECTION R-R

1.00 MTR. WIDE ROAD

SECTION S-S

1.00 MTR. WIDE ROAD

SECTION T-T

1.00 MTR. WIDE ROAD

SECTION U-U

1.00 MTR. WIDE ROAD

SECTION V-V

1.00 MTR. WIDE ROAD

SECTION W-W

1.00 MTR. WIDE ROAD

SECTION X-X

1.00 MTR. WIDE ROAD

SECTION Y-Y

1.00 MTR. WIDE ROAD

SECTION Z-Z

1.00 MTR. WIDE ROAD

SECTION AA-AA

1.00 MTR. WIDE ROAD

SECTION BB-BB

1.00 MTR. WIDE ROAD

SECTION CC-CC

1.00 MTR. WIDE ROAD

SECTION DD-DD

1.00 MTR. WIDE ROAD

SECTION EE-EE

1.00 MTR. WIDE ROAD

SECTION FF-FF

1.00 MTR. WIDE ROAD

SECTION GG-GG

1.00 MTR. WIDE ROAD

SECTION HH-HH

1.00 MTR. WIDE ROAD

SECTION II-II

1.00 MTR. WIDE ROAD

SECTION JJ-JJ

1.00 MTR. WIDE ROAD

SECTION KK-KK

1.00 MTR. WIDE ROAD

SECTION LL-LL

1.00 MTR. WIDE ROAD

PROPOSED CONSTRUCTION OF RESIDENTIAL MULTIFAMILY BUILDING ON PLOT NO. 42 & 43, KH. NO. 178/2008/2014/28, NAGPUR, IN LAYOUT OF LAKSHMIPUR GRAMNAGAR SARAKARI SANTHA LTD. TARI & DIST. - NAGPUR (MUNICIPALITY) STREET SCHEME LAYOUT NO. 1000/KH.1 (1973)

BUILT UP AREA STATEMENT

Sl. No.	Description	Area (sq. m.)
1	Proposed Ground Floor P-Line Area	1,845.00
2	Proposed First Floor P-Line Area	1,845.00
3	Proposed Second Floor P-Line Area	1,845.00
4	Proposed Third Floor P-Line Area	1,845.00
5	Proposed Fourth Floor P-Line Area	1,845.00
6	Proposed Fifth Floor P-Line Area	1,845.00
7	Proposed Sixth Floor P-Line Area	1,845.00
8	Proposed Seventh Floor P-Line Area	1,845.00
9	Proposed Eighth Floor P-Line Area	1,845.00
10	Proposed Ninth Floor P-Line Area	1,845.00
11	Proposed Tenth Floor P-Line Area	1,845.00
12	Proposed Eleventh Floor P-Line Area	1,845.00
13	Proposed Twelfth Floor P-Line Area	1,845.00
14	Proposed Thirteenth Floor P-Line Area	1,845.00
15	Proposed Fourteenth Floor P-Line Area	1,845.00
16	Proposed Fifteenth Floor P-Line Area	1,845.00
17	Proposed Sixteenth Floor P-Line Area	1,845.00
18	Proposed Seventeenth Floor P-Line Area	1,845.00
19	Proposed Eighteenth Floor P-Line Area	1,845.00
20	Proposed Nineteenth Floor P-Line Area	1,845.00
21	Proposed Twentieth Floor P-Line Area	1,845.00
22	Proposed Twenty-first Floor P-Line Area	1,845.00
23	Proposed Twenty-second Floor P-Line Area	1,845.00
24	Proposed Twenty-third Floor P-Line Area	1,845.00
25	Proposed Twenty-fourth Floor P-Line Area	1,845.00
26	Proposed Twenty-fifth Floor P-Line Area	1,845.00
27	Proposed Twenty-sixth Floor P-Line Area	1,845.00
28	Proposed Twenty-seventh Floor P-Line Area	1,845.00
29	Proposed Twenty-eighth Floor P-Line Area	1,845.00
30	Proposed Twenty-ninth Floor P-Line Area	1,845.00
31	Proposed Thirtieth Floor P-Line Area	1,845.00
32	Proposed Thirty-first Floor P-Line Area	1,845.00
33	Proposed Thirty-second Floor P-Line Area	1,845.00
34	Proposed Thirty-third Floor P-Line Area	1,845.00
35	Proposed Thirty-fourth Floor P-Line Area	1,845.00
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40	Proposed Thirty-ninth Floor P-Line Area	1,845.00
41	Proposed Fortieth Floor P-Line Area	1,845.00
42	Proposed Forty-first Floor P-Line Area	1,845.00
43	Proposed Forty-second Floor P-Line Area	1,845.00
44	Proposed Forty-third Floor P-Line Area	1,845.00
45	Proposed Forty-fourth Floor P-Line Area	1,845.00
46	Proposed Forty-fifth Floor P-Line Area	1,845.00
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48	Proposed Forty-seventh Floor P-Line Area	1,845.00
49	Proposed Forty-eighth Floor P-Line Area	1,845.00
50	Proposed Forty-ninth Floor P-Line Area	1,845.00
51	Proposed Fiftieth Floor P-Line Area	1,845.00
52	Proposed Fifty-first Floor P-Line Area	1,845.00
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91	Proposed Ninetieth Floor P-Line Area	1,845.00
92	Proposed Ninety-first Floor P-Line Area	1,845.00
93	Proposed Ninety-second Floor P-Line Area	1,845.00
94	Proposed Ninety-third Floor P-Line Area	1,845.00
95	Proposed Ninety-fourth Floor P-Line Area	1,845.00
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97	Proposed Ninety-sixth Floor P-Line Area	1,845.00
98	Proposed Ninety-seventh Floor P-Line Area	1,845.00
99	Proposed Ninety-eighth Floor P-Line Area	1,845.00
100	Proposed Ninety-ninth Floor P-Line Area	1,845.00
101	Proposed One Hundred Floor P-Line Area	1,845.00

SCHEDULE OF OPENING

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73	Proposed Seventy-second Floor P-Line Area	1,845.00
74	Proposed Seventy-third Floor P-Line Area	1,845.00
75	Proposed Seventy-four	