



Nagpur Improvement Trust

PBX No. : 2531431
2531432

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate
u/s 45 of M.R.T.P. Act



2021120322

Name of the Person	Mr. DEVRAO GOVINDRAO RAUT	
Address of Applicant	252/2 GANDHI LAYOUT KATOL ROAD NAGPUR	
Permit No. :	B.E (NORTH)/ Case No. BUL-G-08023000/ Tracking No. 2021120322/ 838	Date : 11/1/2022
Site of Proposed Work, Plot No. :	3	
Mouza & Khasra :	Zingabai Takli-27/1	
Layout Name :	Raut Layout (Malik Makbhuja) Zingabai Takli-27/1	

Sir, With reference to your application number BUL-G-08023000 dated 03-DEC-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission. The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan 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 Chairman, NIT 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 there is no plinth up to upper level of lower basement or still 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 departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the NIT 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.

7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" of U.D.C.P.R. to the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed Appendix "H" of U.D.C.P.R.. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in Appendix "G" of U.D.C.P.R.. This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT 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 U.D.C.P.R.

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 Chairman's order for rectifying them shall be complied with.
12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.
13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter 12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.
14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust. The Developer shall install Display Board on conspicuous place as per the clause no.2.8.3 of U.D.C.P.R.
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 Improvement Trust 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 Improvement Trust land and road sides without permission in writing from Chairman 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 Improvement Trust land without Trusts 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 Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.
18. Subject to the condition that the party will plant and grow in vacant land 21 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/Nagpur Improvement Trust.
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. Necessary arrangement for rain water harvesting shall be done
23. Keeping Safe Horizontal & Vertical distances from H.T./L.T Lines for Proposed Construction as per Table No. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956
24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.
25. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCTPR Rule & MRTP Act 1966 as and when embedded.
26. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity 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 The Chairman, NIT in this regard shall be final.
27. 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. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
28. 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.
29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structural Stability.
30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

Enclosure : One Copy / One Set of Sanctioned Plan



2021120322

Date of Generation : 31/12/2021

Copy to : -

1. The Divisional Officer, North Division Vaishali Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

(S.S.KASHYAP)

Building Engineer (N)

Nagpur Improvement Trust, Nagpur

-Sd-

(S.S.KASHYAP)

Building Engineer (N)

Nagpur Improvement Trust, Nagpur

अप्पर तहसिलदार गैर कृषी कर आकारणी क्र. ५ यांचे न्यायालय, नागपूर शहर

रा.मा.क्र. ३४८८/ एन.ए.पी.३४/२०१८-१९

मौजा :- झिंगाबाई टाकळी

आदेश

१. श्री / श्रीमती. DEVRAO GOVINDRAO RAUT

रा. नागपूर यांनी, राऊत ले-आऊट (मालीक मकबुजा) (सहकारी संस्था किंवा ज्या व्यक्तीने विक्री करून दिली असेल त्यांचे नाव नमूद करावे) मौजा झिंगाबाई टाकळी, भुखंड क्रं. ३, ख.नं./सर्वे नं. २७/१, जागा निवासी प्रयोजनासाठी दि. २५/०१/२०१० च्या नोंदणीकृत विक्रीपत्राद्वारे खरेदी केली व सदर भुखंडावर अकृषिक आकारणी नियमित करण्यास्तव अर्ज सादर केला, यावरून सदर प्रकरण पंजिबद्ध करण्यात आले.

२. ज्याअर्थी अर्जदाराने कृषीक जमीनीचा अकृषिक उपयोग करण्यासाठी म.ज.म.अ. १९६६ चे कलम ४४ अन्वये आवश्यक असलेली महसूल विभागा ची परवानगी न घेता अकृषिक उपयोग सुरू 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 अंतर्भूत असल्याचे सांगतात. त्यामुळे अधिनियमाचे कलम ४५ अ अन्वये परावर्तीत कर आणि महा. जमीन महसूल (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-व-२, दि. ३ जुलै १९८१ अन्वये दि. १.८.१९७९ पासून व शा. नि. क्र. एन. ए. ए. १०८७ / ३५७० / प्र.क्र. ५३ / ल ५ दि. २७/०९/२००१ मधील तर तूदीनुसार दि. ०१/०८/२००१ पासून निर्धारित प्रमाण दराने सदर भुखंडाची अकृषिक आकारणी मौजा झिंगाबाई टाकळी येथील प्रति चौरस मिटर ०.१६, ०.९६ रु.पैसे. प्रमाणे १४९६.९१६० चौ.मी. क्षेत्रफळाचे रु. १४३७/- वार्षिक आकारणी निश्चित करण्यात येत आहे. सदर भुखंड / ले-आऊट हे सन २००१ पासून गैरकृषी निवासी उपयोगात येत असल्यामुळे सन २००१ पासून ते सन २०१८-१९ पर्यंत एकूण १८ वर्षांची आकारणी रु. ९०५३१/- आकारण्यात आली. त्याप्रमाणे वरील रक्कम शासकीय चा.क्र. / जिआरएन एमएच ००० ५६१४५६ २०१९२० एम दिनांक १६.०४.२०१९ अन्वये वसूल करण्यात आलेली आहे.

ज्याअर्थी, नागपूर सुधार प्रन्यास ने भूखंड महाराष्ट्र गुंटेवारी 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 अटीनुसार 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 २३.०४.२०१९ रोजी पारीत करण्यात येत आहे. गैर अर्जदारास या आदेशाविरुद्ध अपील करण्याची मुभा राहिल.

टिप :-

१. हा आदेश अकृषीकराचे निर्धारण करण्यापुरताच मर्यादीत असून मालकी हक्काचा पुरावा म्हणून वापरता येणार नाही.
२. शासन परिपत्रक क्र. एनएपी २०१५ / प्र.क्र. ४७ / टी-१ दिनांक ०५ फेब्रुवारी, २०१८ मधील गैरकृषी आकारणीची तरतूदी नुसार व सादर आदेशामध्ये करण्यात आलेल्या प्रमाण दरामध्ये तफावत आल्यास सुधारीत दराने आकारणीची तफावतीची रक्कम खजीना दाखल करणे संबंधितास बंधनकारक राहिल.

प्रतिलिपी :-

तलाठी सा.क्र. ११अ नागपूर यांना पुढील कार्यवाहीस अग्रणीत, त्यांनी गाव नमुना-२ ला वार्षिक आकारणीची नोंद घेऊन तशी नियमित मागणी वसुली करावी.



Anurag
अप्पर तहसिलदार,
गैरकृषी कर आकारणी क्र.५
नागपूर