



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



2022022249

Name of the Person	ASHWIN DEVRAO RAUT ; RINKIDEVI KUMAR CHANDRASHEKHAR ; KANCHAN AMOL BADHIYE		
Address of Applicant	PLOT NO 6 GEETA HUS SOC ,MAHESH NAGAR ,NAGPUR 13		
Permit No. :	B.E (WEST)/ Case No. GUN-P-0212/ Tracking No. 2022022249/	580	Date : 17/5/2022
Site of Proposed Work, Plot No. :	80 & 81		
Mouza & Khasra :	Borgaon-72/1,73/1,76/1,77/1,78/1,81,82/1		
Layout Name :	Gokul/Joras Housing Society Borgaon-72/1,73/1,76/1,77/1,78/1,81,82/1		

Sir, With reference to your application number GUN-P-0212 dated 22-FEB-2022 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 283 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 hindrance 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 10 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/ UDCPR 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



2022022249

Date of Generation : 29/04/2022

Copy to : -

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


 (Arvind V. Pathak)
 Building Engineer (W)
 Nagpur Improvement Trust, Nagpur

-Sd-
 (Arvind V. Pathak)
 Building Engineer (W)
 Nagpur Improvement Trust, Nagpur

को. वि. अतिरिक्त तहसिलदार गैर कृषी कर आकारणी क्र., नागपूर
यांचे न्यायालय, नागपूर.



रा. मा. क्र. 6/30024 / एन ए. पी. 34 /

मौजा :

बोरगांव

2007-2008

आदेश

१. परिरक्षक भूमापक यांनी श्री. रामतरामरा. शामलप्रल. अग्रवाल

रा. 102, बर्मामन. नगर, नागपूर. यांनी

.... गोकुल. हॉ. सो. (सहकारी संस्था किंवा ज्या व्यक्तीने

विक्री करून दिली असलेले त्यांचे नाव नमूद करावे) मौजा खोरगांव ख. नं./सर्व्हे नं. जागा

राहण्यासाठी दि. 14/05/1990 च्या रजिस्टर विक्रीपत्राद्वारे खरेदी केली. असे प्रतिवेदन प्राप्त झाले. या प्रतिवेदनावरून सदर

प्रकरण पंजिबंद करण्यात आले.

भूखंड क्रं - 80,81

खसरा : 72/1,73/2,76/1,77,78/1,81,82

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

३. नागपूर सुधार प्रन्यास, नागपूर यांनी १९०० अनधिकृत ले-आउट मंजूरी करिता धोरणात्मक निर्णय घेतलेले आहे. सदर प्लॉट हा १९०० - अनधिकृत ले आउट मध्ये अंतर्भूत असल्याचे सांगतात. त्यामुळे संध्या अधिनियमाचे ४७ अ अन्वये परावर्तीत कर आणि महा. जमीन महसूल जमीनिच्या वापरात बदल व अकृषिक आकारणी नियम १९६९ चे नियम ८ अन्वये दंडाधी आकारणी करण्यात आलेली नाही. या संबंधीची आकारणी सदर प्लॉट / ले-आउट नियमीकरणाचे अटी व शर्ती ज्या प्रमाणे राहतील, त्या प्रमाणे परावर्तीत कराची दंडाधी आकारणी करण्यात येईल.

४. मा. जिल्हाधिकारी नागपूर यांनी मला प्रदान केलेल्या अधिकारात व उपरोक्त कायद्याचे अंतर्गत अतिरिक्त तहसीलदार खालील प्रमाणे कर आकारणी करीत आहे.

महाराष्ट्र शासन, महसूल व वन विभाग शासन निर्णय क्र. एन.ए. ४१८१/२४२५३-ब-२, दि. २३ जूलै १९८९ अन्वये दि. १.८.१९७९

पासून अमलात आल्याप्रमाणे सदर भूखंडाची / ले-आउटची अकृषिक आकारणी मौजा येथील प्रति

चौरस मिटर रु. पैसे प्रमाणे चौ. मिअर चौ. फूट क्षेत्रफळीस रु /वार्षिक

आकारणी करण्यात येत आहे. सदर भूखंड / ले-आउट हे सन 1860 713.671 पासून गैरकृषी निवासी उपभोगीत असल्यामुळे

सन 1990 पासून ते सन 1990 पर्यंत एकूण 19 वर्षांची आकारणी

रु. 22557.00 आकारण्यात आली. त्याप्रमाणे सदर प्रकरणाचे शासकिय पा. क्र. दि. अन्वये

वसूल करण्यात आलेली आहे.

ज्या अर्धी नागपूर सुधार प्रन्यास ने उपरोक्त अभिन्यास / भूखंड करिता विकास शुल्क भरून घेतले आहे त्या अर्धी सदरचा अभिन्यास / भूखंड अकृषिक उपयोगात आल्याचे मानल्यात येउन त्यास नियमीत करण्यात येते व उपरोक्त प्रमाणे आकारणी कायम करण्यात येत आहे.

हा आदेश माझे सही शिक्क्यानिशी आज 22/01/2008 रोजी पारीत करण्यात येत आहे.

गैर अर्जदारास या आदेशाविरुद्ध अपील करण्याची मुभा आहे.

प्रतिदीपी

१. तहसिलदार नागपूर शहर त. सा. क्रं.

२. भूमापन अधिकारी डॉ. वक्ती क्रं. 7938013

दि. -17/01/2008



अप्पर तहसिलदार
गै. कृषी कर आकारणी क्र. नागपूर.
अप्पर तहसिलदार
गै. कृषी कर आकारणी क्र. १
नागपूर