MUNICIPAL CORPORATION

(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

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

Permit No. – 791/BP/Borgaon/TP/NMC/510 **Date-** 23/2/2022

To,

SHRI ROOPCHAND UTTAMCHAND WASWANI
NMC HOUSE NO. 566/51A,
AT THE SOUTH OF PLOT NO. 47,48,49,50,51,
FRIENDS COLONY, KATOL ROAD, NAGPUR

With reference to your Application /Plan No. **LFMS/WF- 510/ Borgaon/ TP/NMC/ Proposed Plan Dt. 09.07.2021,** 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, **NMC House No. 566/51/A, Ward No. 62,** CTS No. **679, Sheet No. 132/44, Khasra No. 157/1, 2, 59/1, 2, 3, 54/2 & 55,** of village / Mouza – **Borgaon, situated** at Road / Street – **Katol Road, 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 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 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 2409/191/CR-124/09/UD/09 dt. 28/08/2009. 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 any 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 **29 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/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.
18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped persons** provision of facilities for Handicapped Person shall be provided as specified in a 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. Dust bins 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. (For special building)
27. 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.
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 errect 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, provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.

Enclosure: - One copy / set of sanctioned plan.

23/2/2022

Assistant Director
Town Planning Department
Nagpur Municipal Corporation, Nagpur.

Copy forwarded to ,

1- Ward Officer **Mangalwari** Zone No. **10** Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.

5000Rs.



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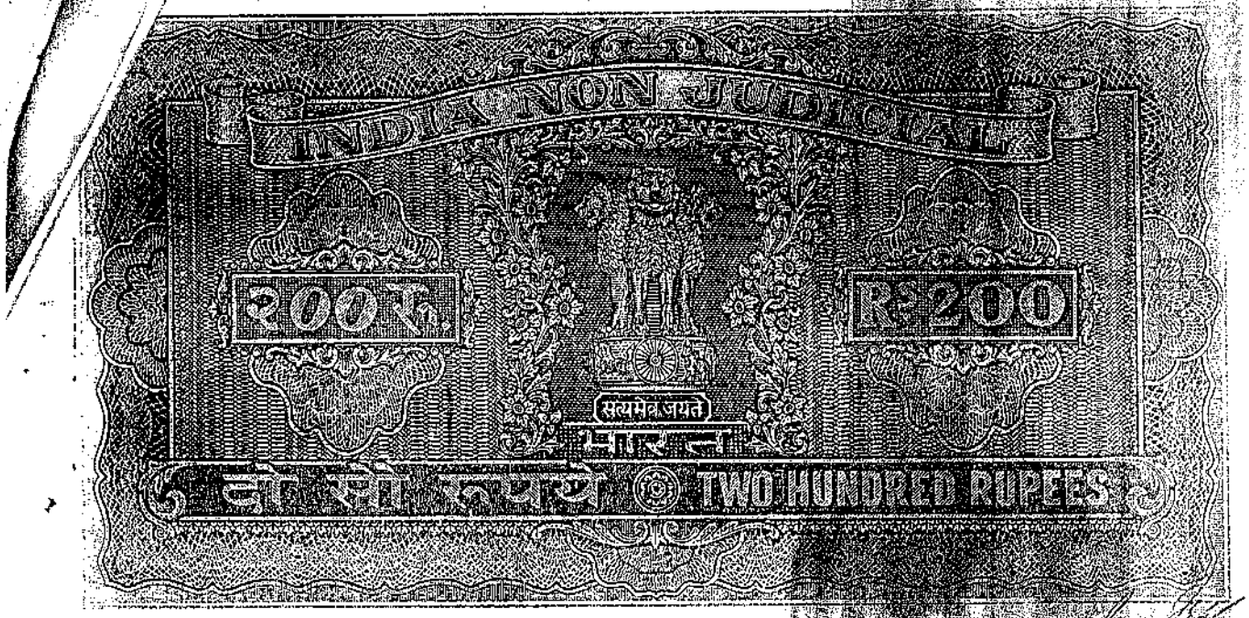
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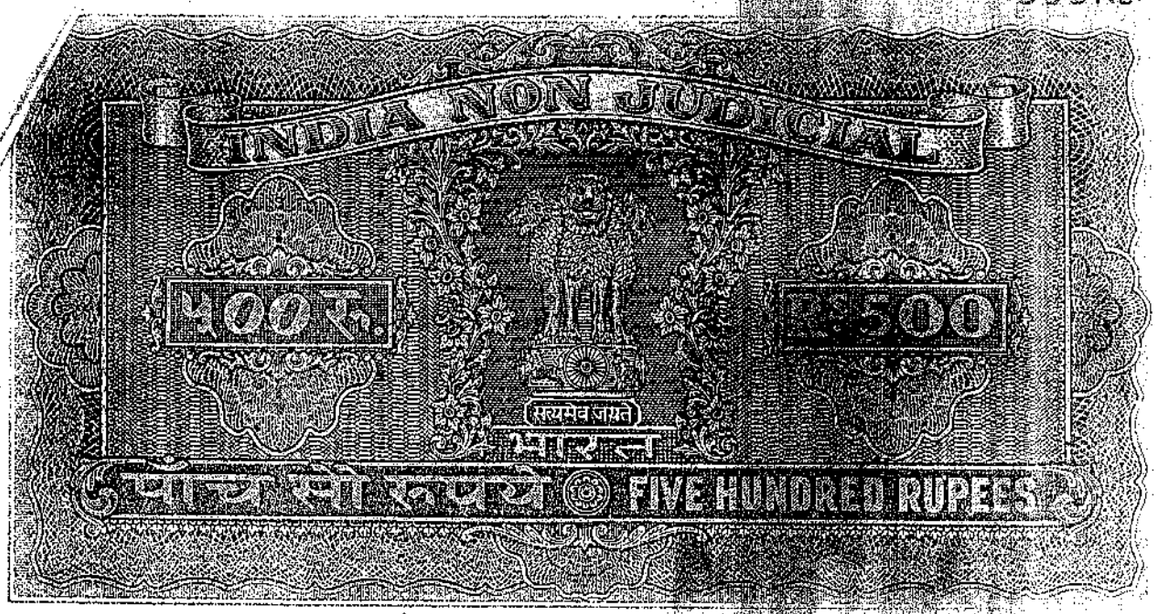


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(Rupees Fifty five thousand only)



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RULE

500Rs.



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THIS DEED OF SALE made this 29TH day of November, 1989 at NAGPUR between:-

The Associated Friends Sahakari Griha Nirman Sanstha Limited having its office at Katol Road, Nagpur, a Co-operative Housing Society Ltd., Registered No.241, registered under the Co-operative Societies Act 1961 through its President Shri Damodhar Son of Jagobaji Belekar aged 50 years, Occupation Agriculturist, resident of Katol Road, Nagpur.

hereinafter called the VENDOR which term shall unless repugnant to the context whereof mean and includes the said society its successors, Administrators, Representatives and assigns of the ONE PART,

AND

Shri Roopchand Uttamchand Waswani,

500Rs.



V. R. Tidke
Judicial & Nonjudicial
Stamp Vendor
V. R. TIDKE
District Court, NAGPUR

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aged 50 years, Occupation Business,
Resident of Sadar Bazar, Nagpur

hereinafter called the PURCHASER which term shall unless repugnant to the context whereof mean and include his heirs, executors, administrators, representatives and assigns of OTHER PART.

WHEREAS the aforesaid VENDOR owns and possess a open plot of land at the south of the Plot No.47, 48, 49, 50 and 51 in the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LTD., NAGPUR bearing Khasra No.157/1, 157/2, 59/1, 2, 3, 54/2 and 55 situated at Mouza Boregaon, P.C. No.8, Tahsil and District Nagpur, described fully in the Schedule hereunder.

WHEREAS the Managing Body of the aforesaid VENDOR Society vide resolution dated 17-9-1984 desired



Vo 9236 Date 30/12/11

Value 400/-

V. K. Tidke
Addl. & Notajudicial
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V. K. TIDKE
Civil Court, NAGPUR

- 4 -

purchase the aforesaid open plot of land described fully in the schedule hereunder. The aforesaid VENDOR society obtained the No Objection Certificate from Nagpur Municipal Corporation, Nagpur for using the abovesaid open plot for Non-residential shop purposes.

WHEREAS the aforesaid PURCHASER desired to purchase the abovesaid plot described fully in the schedule hereunder and contracted with the aforesaid VENDOR for the purchase of the same for a consideration of Rs. 55,000-00 (Rupees Fifty five thousand only).

NOW THIS DEED WITNESSETH THAT

1. In pursuance of the said agreement and in consideration of the sum of Rs. 55,000-00 (Rupees fifty five thousand only) which entire consideration the aforesaid PURCHASER has paid to the aforesaid

500Rs.



No. 93264 Date 9/12/08
Value 500/-
Name

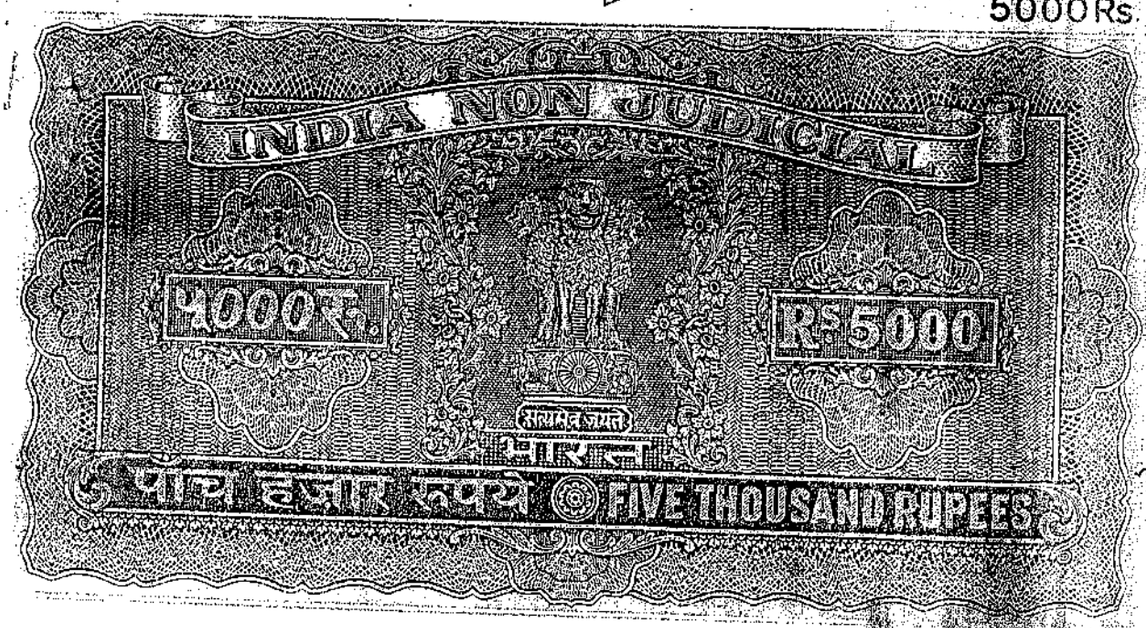
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VENDOR from time to time the receipt of which amount the aforesaid VENDOR hereby acknowledges. Nothing now remains to be received from the PURCHASER. The aforesaid VENDOR does hereby sell, transfer, convey and assign all rights, title and interest in the property described fully in the schedule hereunder unto the PURCHASER absolutely.

2. WHATEVER rights in the soil or sub-soil appurtenant the said property and hitherto enjoyed by the aforesaid VENDOR Society or to which he was otherwise entitled to enjoy as owner thereof are hereby specifically sold, transferred, conveyed and assigned to the PURCHASER in amplification of any right which the VENDOR Society may have acquired under any law, usage or custom.

2

5000Rs



Value Rs. 5000/- No. 16668

Vendor
Nagpur Treasury

DISTRICT SUB-REGISTRATION, NAGPUR

PROPERLY SALE DEED VALUED FOR RS.55,000/-

(Rupees Fifty five thousand only)