NAGPUR SMART AND SUSTAINABLE CITY DEVELOPMENT CORPORATION LIMITED
CIN : U74999MH2016SGC283173
Smart City MISSION TRANSFORM NATION
Regd. Office : 7th Floor, Shri Chhatrapati Shivaji Maharaj Administrative Building, Civil Line, Nagpur - 440 001, Maharashtra, India
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.nagpur

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - 01/BP/PD **/NSSCDCL/2022** **Date: 12/08/2022**

To,

M/s. Eastoria Builders and Developers LLP.,
(Shri Pandit Jagannathrao Nagpure, Smt. Jyoti Prabhakarrao Nagpure and Shri Ronak Prabhakarrao Nagpure through POA holder Shri Sachin Nagpure)
N-16, 'SAHARSH', Surya Nagar,
Kalamna Market Ring Road,
Nagpur - 440 035.

Sir,

With reference to your Application - **NMC/NSSCDCL/IWL/2021-22/453, dated 13/01/2022 and further subsequent submissions, lastly on dated 19/07/2022** under Section 44 of Maharashtra Regional and Town Planning (MRTP) Act, 1966 for grant of sanction of Commencement Certificate under Section 45 of MRTP Act, 1966 and under Section 274 of Corporation of the city of Nagpur Act 1948, to carry out development work / to erect residential building on **Plot no. 3, 4 and 5 of the sanctioned layout in Final Plot No. 192/1 (Kh. No. 62 & CTS No. 204 of Mouza Bharatwada) of approved Preliminary TPS of Pardi, Punapur, Bharatwada, Bhandewadi, Nagpur, situated in Mouza – Bharatwada, Nagpur,** the Commencement Certificate / Building Permit is granted under Section 45 of MRTP Act, 1966, 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. 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.S.S.C.D.C.L. in appendix 'J' along with three copies of completion plan.
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. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other laws / rules, it shall be binding on the owner / developer to obtain such permission from the concerned authority.
6. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 months from the Commencement Certificate.

7. 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.

8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.

9. Provision for recycling of Gray water, wherever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate

10. Lift Certificates from PWD should be submitted before Occupation Certificate.

11. The intimation for completion of work up to plinth level shall be given to N.S.S.C.D.C.L. in the form prescribed in Appendix 'F'.

12. The intimation of completion of work shall be given to NSSCDCL in Appendix 'G' and after having certified the work by the officals of NSSCDCL, in appendix 'H' owner / developer may proceed with the rest of the work / occupation.

13. The building shall be used for the purpose shown in the approved plans.

14. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in UDCPR.

15. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.S.S.C.D.C.L. 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.

16. All water supply work shall be got done through licensed plumber approved by N.M.C.

17. All sanitary requirement and drainage requirements shall be completed as stipulated in UDCPR.

18. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Dept., Mantralaya, Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 DL 10/03/2005. 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.

19. During the course of construction of building, the sanctioned plans shall always be kept available at the site for inspection by officials of N.S.S.C.D.L. / N.M.C.

20. The applicant shall plant and grow 28 Nos. of shady trees in vacant land of plot.

21. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 litters, 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 and further as per the provisions stipulated in UDCPR.

22. 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.

23. In line with the Maharashtra Electric Vehicle Policy, 2021, adequate provision for EV charging points shall be provided in the parking / building premises.

24. The basement shall be provided with adequate mechanical ventilation and service drawing for the same certified by the consultant and architect shall be submitted to this office.

25. The water connection and sewage disposal is not guaranteed by N.S.S.C.D.C.L. / N.M.C.

26. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.

27. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

28. If any mistake / error is found in calculations shown on plan which contravenes the provisions of UDCPR, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.S.S.C.D.C.L. / N.M.C. in this regard shall be final.

29. Existing construction, if any, 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./Planning Authority.

30. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic etc., failing which, suitable action will be taken by NSSCDCL / N.M.C.

31. Breach of any of the conditions may lead to revocation of this permit.

32. Owner / Developer will have to take utmost care during construction and adopt all safety precautions to avoid occurrence of accident. In case of any accident, Owner / Developer will be solely held responsible for the same.

33. Owner / Developer should take approval for sewer line, storm water drain and water pipe line from Nagpur Municipal Corporation.

34. Applicant should erect the Display Board on site duly mention the Building Permit No. and date along with the name of Architect, Structural Engineer, Civil Engineer and & Contractor with their Mobile / Telephone Numbers. Information Board to be displayed at site till Occupation Certificate.

35. 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.

36. Owner / Developer shall make necessary submission and registration with the Maha RERA for the proposed building.

37. Applicant should strictly follow the conditions mentioned in the N.O.C / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur Vide letter No. FES/097/CFO, Dt. 06/07/2022.

38. Applicant shall obtain the NOC form the Airport Authority of India prior commencing the above plinth level.

39. Authority will not supply water for construction.

40. The design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.

41. The owner / developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

42. This Commencement Certificate / Building Permit is being issued based on the documents submitted by you to this office. If any of the documents submitted found fraudulent at any stage, this Commencement Certificate / Building Permit stands revoked.

Enclosure: One copy / set of Sanctioned Plan.

12.08.22

Chief Planner
NSSCDCL, Nagpur

Copy forwarded to:

1. Ward Office, Lakadganj Zone No. 8,
   Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.