SHEET NO. 01

AREA CALCULATION FOR THE PURPOSE OF ASSESSMENT OF FEES AS PER MAHARASHTRA FIRE PREVENTION & LIFE SAFETY MEASURES ACT 2006 & AMENDMENT, 2023

PROPOSED CONSTRUCTION FOR MULTI FAMILY DWELLING UNIT ON PLOT NO. 46, KH. NO. 72/1, 73/2, 76/1, 77, 78/1, 81 & 82, CITY SURVEY NO. 11, GOKUL/JORUS HOUSING SOCITY, MOUZA:- BORGAON, DIST:- NAGPUR (MH)-13.

BELONGING TO : -

1) Mr. MAHENDRA R. JAIN. (AS PER CITY SURVEY RECORD)

P-LINE BUILTUP AREA STATEMENT FOR FIRE FEE ASSESSMENT

SR	FLOOR REFERENCE	OCCUPANCY	AREA
0	GROUND FLOOR	PARKING	499.02
1	FIRST FLOOR	RESIDENTIAL	556.17
2	SECOND FLOOR	RESIDENTIAL	556.17
3	THIRD FLOOR	RESIDENTIAL	556.17
4	FOURTH FLOOR	RESIDENTIAL	556.17
5	FIFTH FLOOR	RESIDENTIAL	556.17
6	SIXTH FLOOR	RESIDENTIAL	556.17
TOTAL			3836.04

AREA STATEMENT

1.	**Area of plot (Minimum area of a, b, c to be considered)**	
(a)	As per ownership document (7/12, CTS extract)	**1128.7719**
(b)	as per measurement sheet/R.L.	**1087.9410**
(c)	as per site	**1087.9410**
2.	**Deductions for**	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	40.8309
(b)	Any D.P. Reservation area (Total a+b)	0.00
		0.00
3.	**Balance area of plot (1-2)**	**1087.9410**
4.	**Amenity Space (if applicable)**	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5.	**Net Plot Area (3-4 (c))**	**1087.9410**
6.	**Recreational Open space (if applicable)**	
a)	Required -	0.00
b)	Proposed -	0.00
7.	**Internal Road area**	0.00
8.	**Plotable area (if applicable)**	**1087.9410**
9.	**Built up area with reference to Basic F.S.I. as per front road width (As Per Regulation No. 19.3.4) IS (1.25 X 1087.9140)**	**1359.9263**
10.	**Addition of FSI on payment of premium**	
(a)	Maximum permissible premium FSI (0.5) - based on road width.	543.970
(b)	**Proposed FSI on payment of premium.**	543.970
11.	**In-situ FSI / TDR loading**	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00
(b)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and for(c)].	0.00
(c)	**TDR area Permissible**	217.588
(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	210.979
12.	**Additional FSI area under Chapter No. 7**	0.00
13.	**Total entitlement of FSI in the proposal**	
(a)	[9 + 10(b)+11(b)]	2121.464
(b)	Ancillary Area FSI upto 60% with payment of charges.	1268.925
(d)	**Total Entitlement (a+b)**	3390.409
14.	**Maximum utilization limit of F.S.I. (building potential)** Permissible as per Road width (As per regulation No. 6.3) 9.00 m. wide road x 1.6	**2.00**
15.	**Total Built-up Area in proposal**	
(a)	Existing Built-up Area.	0.00
(b)	Proposed Built-up Area (as per 'P-line') Total	3383.80
(c)	**Total (a+b)**	3383.80
16	**F.S.I. Consumed (15/03) (should not be more than serial No.14 above.)**	1.941
17	**Area for Inclusive Housing, if any**	0.00
		0.00

LEGEND:- PLOT BOUNDRY SHOWN AS

PROPOSED CONSTRUCTION SHOWN AS

ALL DIMENSION ARE IN METERS UNLESS MENTIONED

OWNS SIGNATURE

1) Mr. MAHENDRA R. JAIN.

ARCHITECTS SIGNATURE

K2 ARCHITECTS
AR. SACHIN KOTHARI - CA/2008/35555,
MH/1515 NO. 1883
N.N.C.L.S. NO. 871,
101, STONE 33, PURANIK LAYOUT,
BHARATNAGAR, NAGPUR.

SCALE:- 1:100, 1:200

KEY:- NNE

K2 ARCHITECT
AR. SACHIN KOTHARI

101, STONE APARTMENT,
23-PURANIK LAYOUT,
BHARAT NAGAR, NAGPUR.
MO. NO. :- 9923220888,
:- 8983720178

BALCONY & TERRACE AREA STATMENT

Tentatively Approved For Fire N.O.C. Only
Building Engineer (W)
Nagpur Improvement Trust

PLAT NO.	BALCONY AREA (sq.m.)			DOUBLE HEIGHT (sqm)			OPEN TO SKY (sqm)			CARPET AREA
	Length	Width	Area	Length	Width	Area	Length	Width	Area	
Ref	3.85	0.61	2.4	2.68	1.75	0.71	1.86	0.61	0.92	
		0.53	1.32	1.13	0.85					
	TOTAL		3.8	TOTAL	0.15				N/A	97.00
103	3.6	1.41	2.13	1.51						
	4.2	1.41	2.98	4.51						
	4.2	1.41	2.98	3.01						
	3.85	0.61	2.4	2.68	1.75	0.71	1.86	0.61	0.92	
			TOTAL	10.98						93.05
104	3.85	1.45	2.49	1.67						
		0.61	1.45	3.91						
	3.85	0.61	2.84	5.69						
			TOTAL	11.27						64.68
104	3.6	1.53	2.53	4.46						
	4.2	1.53	3.25	4.97						
	TOTAL		5.61	N/A					N/A	69.30

P-LINE BUILTUP AREA STATEMENT

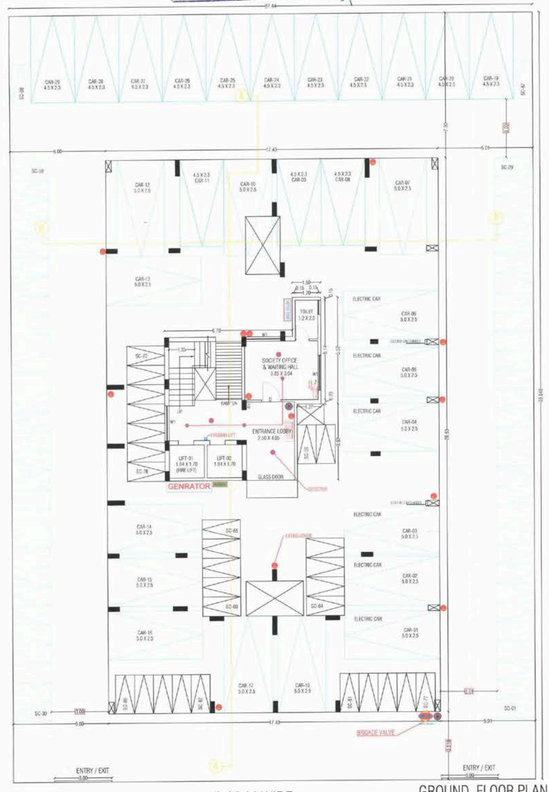
SR	FLOOR REFERENCE	AREA
0	GROUND FLOOR	50.77
1	FIRST FLOOR	556.17
2	SECOND FLOOR	556.17
3	THIRD FLOOR	556.17
4	FOURTH FLOOR	556.17
5	FIFTH FLOOR	556.17
6	SIXTH FLOOR	556.17
TOTAL		3383.80

NET PLOT AREA = 1087.9410 SQ.M.
AREA (F.S.I.=1.25) = 1359.926 SQ.M.
PREMIUM PAID F.S.I. (50%) = 543.975 SQ.M.
PERMISSIBLE TDR (20%) = 217.588 SQ.M.
TOTAL PERMISSIBLE BUP AREA = 2121.484 SQ.M.
PERMISSIBLE ANCILLARY F.S.I. (60%) = 1268.925 SQ.M.
PERMISSIBLE P-LINE AREA = 3390.409 SQ.M.
PROPOSED P-LINE AREA = 3383.80 SQ.M.
UTILIZE PREMIUM PAID F.S.I. = 543.975 SQ.M.
UTILIZE T.D.R. = 210.979 SQ.M.
UTILIZE ANCILLARY F.S.I. = 1268.925 SQ.M.



LOCATION PLAN


LEGEND



GROUND FLOOR PLAN
(SCALE 1:100)

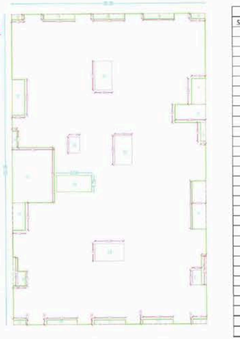
GROUND FLOOR P-LINE PLAN			
	L	B	LXB
A	8.2	9.44	77.41
	DEDUCTION		
1	1.27	3.92	4.98
2	6.7	2.02	13.53
3	1.12	1.68	1.88
4	3.68	1.7	6.25
B	TOTAL		26.64
C	NET P-LINE (A-B)		50.77


BLOCK DIAGRAM GROUND FLOOR KEY PLAN
(SCALE 1:200)

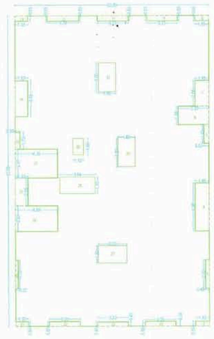
NIT
S. No. 1563
Serial No. -
Valid Up To 31-12-2023

This plan is approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement of fire.
Ref: 125/MR/809/01/12/23

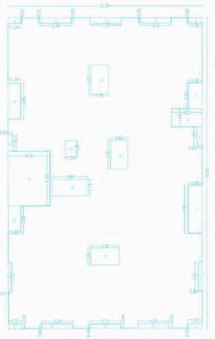
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE/(WEST)/Comm/No.2225/655/Bawali/897/No.2022/Ck/34/168
Date: 30/10/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust


BLOCK DIAGRAM FOR 1ST FLOOR KEY PLAN
(SCALE 1:200)

1ST FLOOR P-LINE PLAN			
SR. NO.	L	B	LXB
A	20.2	32.06	647.61
	DEDUCTION		
1	1.45	0.5	0.73
2	0.52	2.79	1.45
3	0.93	1.5	1.40
4	1.45	4.96	7.19
5	0.52	1.95	1.01
6	3.2	1.88	6.02
7	1.45	2.66	3.86
8	1.45	0.55	0.80
9	3.20	0.55	1.76
10	3.23	0.55	1.78
11	3.28	0.55	1.80
12	1.32	0.55	0.73
13	1.32	3.68	4.86
14	0.50	1.79	0.87
15	5.68	4.38	24.88
16	1.32	2.88	3.80
17	0.50	2.92	1.46
18	0.82	1.50	1.23
19	1.32	0.50	0.66
20	3.20	0.50	1.60
21	3.23	0.50	1.62
22	3.20	0.50	1.60
23	3.00	1.80	5.40
24	3.68	1.70	6.26
25	1.80	3.00	5.40
26	1.12	1.66	1.86
27	1.80	3.00	5.40
B	TOTAL		95.40
C	NET P-LINE (A-B)		552.18


BLOCK DIAGRAM FOR 2nd, 4th & 6th FLOOR KEY PLAN
(SCALE 1:200)

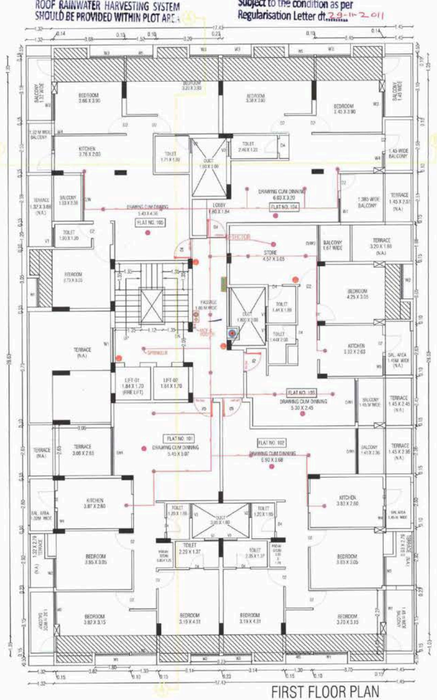
2ND, 4TH & 6TH FLOOR P-LINE PLAN			
SR. NO.	L	B	LXB
A	20.2	32.06	647.61
	DEDUCTION		
1	1.45	0.5	0.73
2	0.4	2.92	1.17
3	1.45	4.96	7.19
4	1.45	1.95	1.01
5	0.52	1.95	1.01
6	3.2	1.88	6.02
7	1.45	2.66	3.86
8	1.45	0.55	0.80
9	3.20	0.55	1.76
10	3.23	0.55	1.78
11	3.28	0.55	1.80
12	1.32	0.55	0.73
13	1.32	3.68	4.86
14	0.50	1.73	0.87
15	4.38	2.97	13.01
16	4.38	2.65	11.61
17	0.27	2.92	0.79
18	1.32	0.50	0.66
19	3.20	0.50	1.60
20	3.23	0.45	1.45
21	3.20	0.50	1.60
22	3.00	1.80	5.40
23	3.68	1.70	6.26
24	1.80	3.00	5.40
25	1.12	1.68	1.88
26	1.80	3.00	5.40
27	1.32	2.88	3.80
B	TOTAL		91.44
C	NET P-LINE (A-B)		556.17

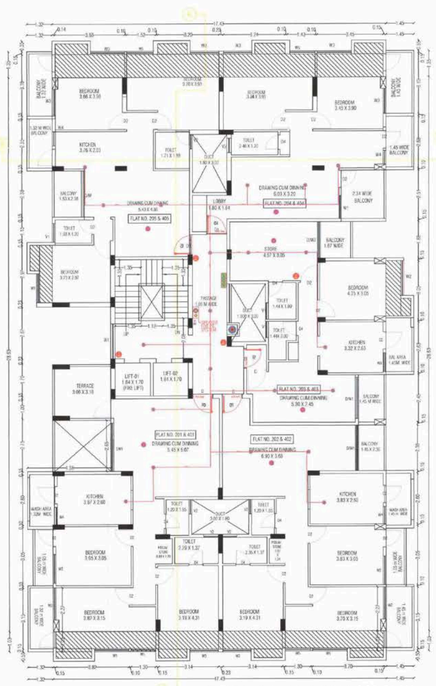

BLOCK DIAGRAM FOR 3rd & 5th FLOOR KEY PLAN
(SCALE 1:200)

3RD AND 5TH FLOOR P-LINE PLAN			
SR. NO.	L	B	LXB
A	20.2	32.06	647.61
	DEDUCTION		
1	1.45	0.5	0.73
2	0.4	2.92	1.17
3	1.45	4.96	7.19
4	1.45	1.95	1.01
5	0.52	1.95	1.01
6	3.2	1.88	6.02
7	1.45	2.66	3.80
8	1.45	0.55	0.80
9	3.20	0.55	1.76
11	3.23	0.55	1.78
12	3.28	0.55	1.80
14	1.32	0.55	0.73
15	1.32	3.68	4.86
16	0.50	1.73	0.87
17	4.38	5.62	24.62
18	1.32	2.88	3.80
19	0.27	2.92	0.79
21	1.32	0.50	0.66
22	3.20	0.50	1.60
24	3.23	0.45	1.45
25	3.20	0.50	1.60
27	3.00	1.80	5.40
28	3.68	1.70	6.26
29	1.80	3.00	5.40
30	1.12	1.68	1.88
31	1.80	3.00	5.40
B	TOTAL		91.44
C	NET P-LINE (A-B)		556.17

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT ARE :-

Subject to the condition as per Regularisation Letter dt. 22-11-2011


FIRST FLOOR PLAN
(SCALE 1:100)


TYPICAL 2nd, 4th & 6th FLOOR PLAN
(SCALE 1:100)


BLOCK DIAGRAM OF BALCONY & DOUBLE HEIGHT & OPEN TERRACE FOR 2nd, 4th & 6th FLOOR KEY PLAN
(SCALE 1:200)

BLOCK DIAGRAM OF BALCONY & DOUBLE HEIGHT & OPEN TERRACE FOR 1st, 3rd & 5th FLOOR KEY PLAN
(SCALE 1:200)

SHEET NO. 02

AREA CALCULATION FOR THE PURPOSE OF ASSESSMENT OF FEES AS PER MAHARASHTRA FIRE PREVENTION & LIFE SAFETY MEASURES ACT 2006 & AMENDMENT, 2023

Tentatively Approved For Fire-N.O.C. Only
Building Engineer (W) Nagpur Improvement Trust

NIT
L.S. No. 1503
Serial No. –
Valid Up To 31-12-2024

This plan are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement of no. C&F/PIS/NMRDA/48/01 · 12/7/23

PROPOSED CONSTRUCION FOR MULTI FAMILY DWELLING UNIT ON PLOT NO. 46, KH. NO. 72/1, 73/2, 76/1, 77, 78/1, 81 & 82, CITY SURVEY NO. 11, GOKUL/JORUS HOUSING SOCITY, MOUZA:- BORGAON, DIST:- NAGPUR (MH)-13.

BELONGING TO : -

1) Mr. MAHENDRA R. JAIN. (AS PER CITY SURVEY RECORD)

AREA STATEMENT

1.	**Area of plot (Minimum area of a, b, c to be considered)**	
(a)	As per ownership document (7/12, CTS extract)	1128.7719
(b)	as per measurement sheet/R.L.	1087.9410
(c)	as per site	1087.9410
2.	**Deductions for**	
(a)	Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	40.8309
(b)	Any D.P. Reservation area	0.00
	(Total a+b)	0.00
3.	**Balance area of plot (1-2)**	1087.9410
4.	**Amenity Space (if applicable)**	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5.	**Net Plot Area (3-4 (c))**	1087.9410
6.	**Recreational Open space (if applicable)**	
a)	Required -	0.00
b)	Proposed -	0.00
7.	**Internal Road area**	0.00
8.	**Plotable area (if applicable)**	1087.9410
9.	**Built up area with reference to Basic F.S.I. as per front road width (As Per Regulation No. 10.3.4) IS (1.25 X 1087.9140)**	1359.9263
10.	**Addition of FSI on payment of premium**	
(a)	Maximum permissible premium FSI (0.5) - based on road width	543.970
(b)	**Proposed FSI on payment of premium.**	543.970
11.	**In-situ FSI / TDR loading**	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
(b)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	0.00
(c)	**TDR area Permissible**	217.588
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	217.588
12.	**Additional FSI area under Chapter No. 7**	0.00
13.	**Total entitlement of FSI in the proposal**	
(a)	[9 + 10(b)+11(d)]	2121.484
(b)	Ancillary Area FSI upto 60% with payment of charges	1268.925
(d)	**Total Entitlement (a+b)**	3390.409
14.	**Maximum utilization limit of F.S.I. (building potential)** Permissible as per Road width (As per regulation No. 6.3) 9.00 m. wide road x 1.6	2.00
15.	**Total Built-up Area in proposal**	
(a)	Existing Built-up Area.	0.00
(b)	Proposed Built-up Area (as per 'P-line') Total	3383.80
(c)	**Total (a+b)**	3383.80
16.	**F.S.I. Consumed (15/03) (should not be more than serial No.14 above.)**	1.94
17.	**Area for Inclusive Housing, if any**	0.00

LEGEND:- PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS

ALL DIMENSION ARE IN METERS UNLESS MENTIONED

OWNERS SIGNATURE

1) Mr. MAHENDRA R. JAIN.

ARCHITECTS SIGNATURE

K2 ARCHITECTS
AR. SACHIN KOTHARI

SCALE:- 1:100, 1:200	NORTH POINT N	K2 ARCHITECT / AR. SACHIN KOTHARI	101,OZONE APARTMENT, 25 PURANIK LAYOUT, BHARAT NAGAR, NAGPUR. MO. NO:- 09372338880, 09422101718

FLAT NO.101,201,301,401,501			
SR. NO.	L	B	LXB
A	1.05	0.23	0.24
A1	1.45	5.07	7.35
A2	5.49	2.51	13.78
A3	6.94	1.17	8.12
A4	6.86	1.65	11.32
A5	7.38	1.18	8.71
A6	1.54	5.78	8.90
A7	1.61	5.04	8.11
A8	1.45	5.14	7.45
A9	2.05	5.00	10.25
A10	1.75	5.49	9.61
	TOTAL		93.85

FLAT NO.102,202,302,402,502			
sr.no	l	b	lxb
B	1.05	0.30	0.32
B1	5.53	3.90	21.57
B2	8.51	1.32	11.23
B3	6.89	1.95	13.44
B4	0.45	1.18	0.53
B5	6.78	0.74	5.02
B6	1.87	5.49	10.27
B7	2.05	5.00	10.25
B8	1.45	5.14	7.45
B9	1.49	5.49	8.18
B10	1.65	5.78	9.54
B12	0.08	1.41	0.11
	TOTAL		97.90

FLAT NO.103,203,303,403,503			
SR. NO.	L	B	LXB
C	0.15	1.00	0.15
C1	1.15	2.54	2.92
C2	5.33	1.47	7.84
C3	1.08	4.50	4.86
C4	5.96	2.93	17.46
C5	7.41	0.90	6.67
C6	4.35	1.95	8.48
C7	2.54	3.98	10.11
C8	2.03	3.05	6.19
	TOTAL		64.68

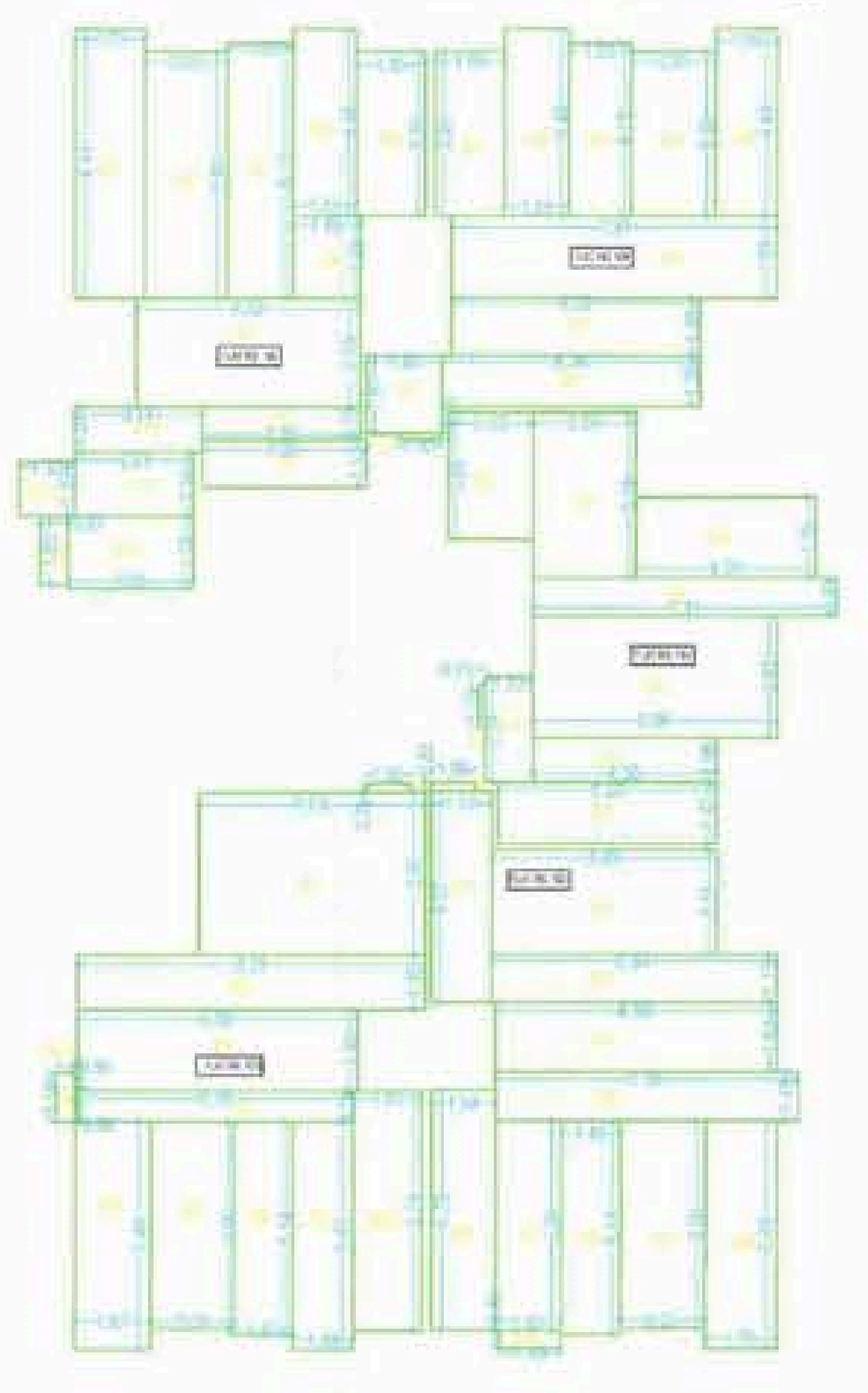
FLAT NO.104,204,304,404,504, 604			
SR. NO.	L	B	LXB
D	1.05	0.15	0.16
D1	1.80	1.87	3.37
D2	6.26	1.22	7.64
D3	6.03	1.39	8.38
D4	7.91	1.99	15.74
D5	1.65	3.93	6.48
D6	1.59	4.48	7.12
D7	1.53	4.13	6.32
D8	2.05	3.93	8.06
D9	1.50	4.48	6.72
	TOTAL		69.99

FLAT NO.105,205,305,405,505, 605			
SR. NO.	L	B	LXB
E1	4.05	1.13	4.58
E2	3.90	0.78	3.04
E3	5.52	2.63	14.52
E4	1.66	1.99	3.30
E5	1.65	3.93	6.48
E6	1.55	4.48	6.94
E7	1.62	6.12	9.91
E8	2.05	5.92	12.14
E9	1.72	6.41	11.03
E10	3.14	1.07	3.36
E11	2.91	1.55	4.51
E12	3.06	1.73	5.29
E13	1.32	1.32	1.74
E14	0.67	1.65	1.11
	TOTAL		87.96

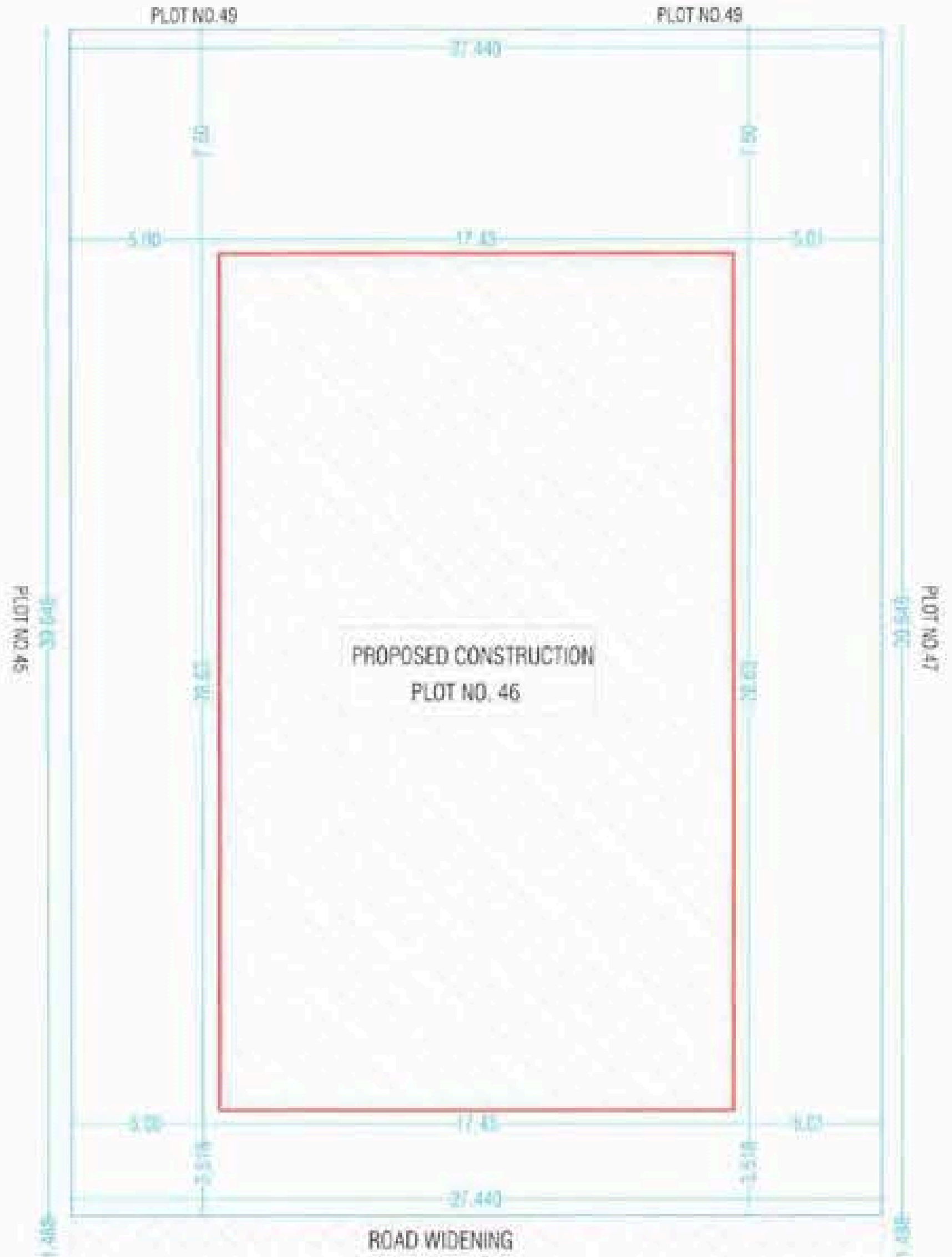
PARKING AREA STATEMENT:

TENAMENT AREA	PARKING RATIO	NO OF TENAM	REQ CAR	REQ SCOOTER
RESIDENTIAL AREA FOR TENAMENTS	1 CAR 5 SCOOTER	12	6	30
RESIDENTIAL AREA FOR THE TENAMENTS	1 CAR 3 SCOOTER	18	18	54
TOTAL			24	84
5% ADDITIONAL PARKING FOR VISITORS			1.0	4.0
TOTAL RESIDENTIAL PARKING			25	88
AS PER TABLE NO.8C (AFTER MULTIPLYING FACTOR(s) 0.8)			22	70
PROVIDED PARKING			26	88
ELECTRIC CAR	26 X 20%		5	CAR

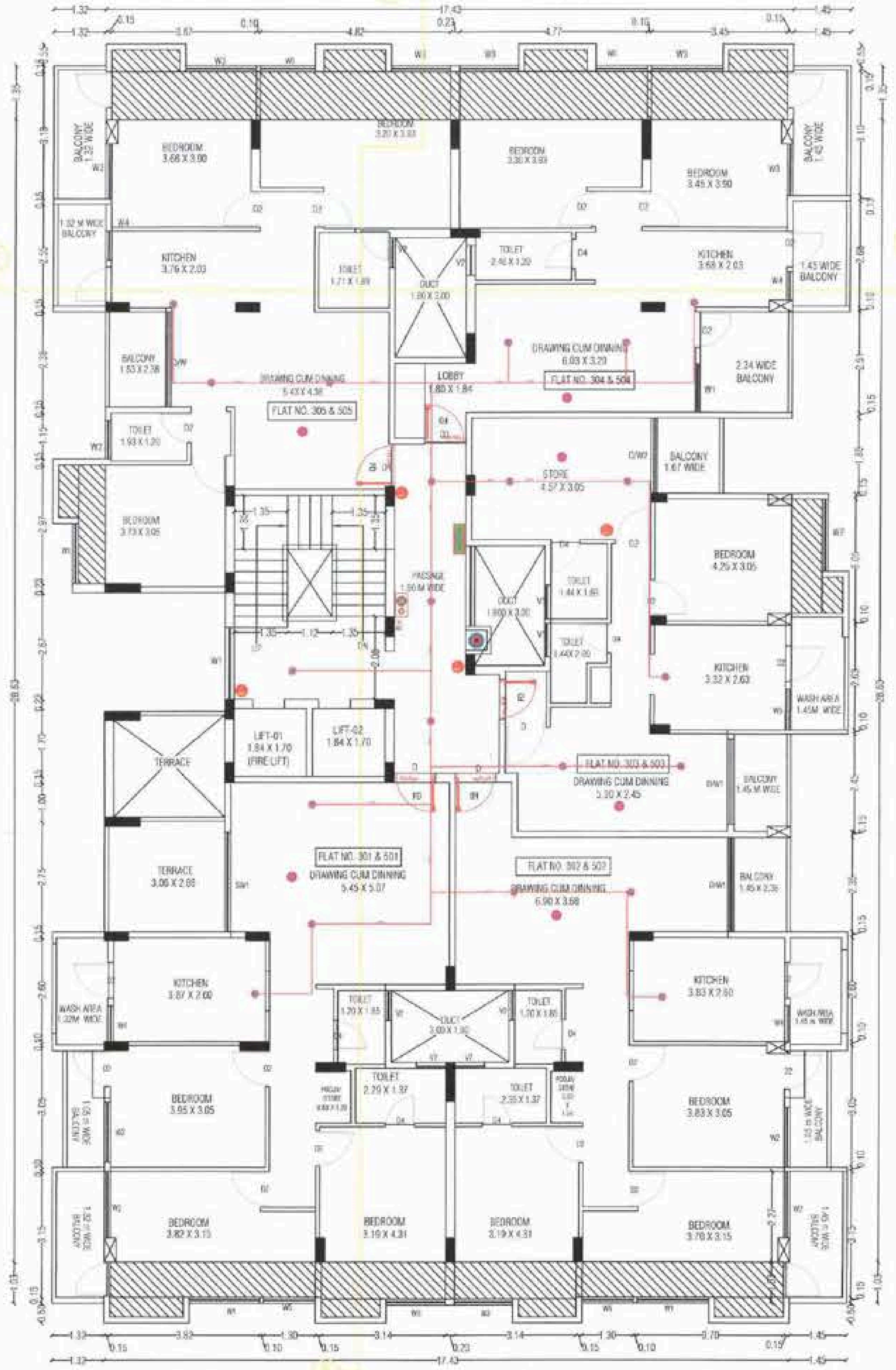
SCHEDULE OF OPENINGS		
NO.	SIZE	REMARK
D	1.20M X 2.20M	FLUSH DOOR
D1	1.00M X 2.20M	FLUSH DOOR
D2	0.90M X 2.20M	FLUSH DOOR
D3	0.75M X 2.20M	FLUSH DOOR
SW1	2.10M X 2.20M	SLIDING FOLDING DOOR/WINDOW
DW2	2.10M X 2.20M	DOUBLE SIDE FLUSH DOOR/WINDOW
W1	1.80M X 1.80M	ALUMINIUM SLIDING WINDOW
W2	1.80M X 1.20M	ALUMINIUM SLIDING WINDOW
W3	1.50M X 1.20M	ALUMINIUM SLIDING WINDOW
W4	0.90M X 1.20M	ALUMINIUM SLIDING WINDOW
W5	0.75M X 1.20M	ALUMINIUM SLIDING WINDOW
V1	0.60 X 0.60M	ALUMINIUM FRAME VENT
V2	0.60M X 0.30M	ALUMINIUM FRAME VENT



BLOCK DIAGRAM FOR CARPET AREA
1st TO 6th FLOOR
(SCALE 1:200)



SITE PLAN (SCALE 1:200)
9.00 M WIDE



(SCALE 1:100) TYPICAL 3rd & 5th FLOOR PLAN

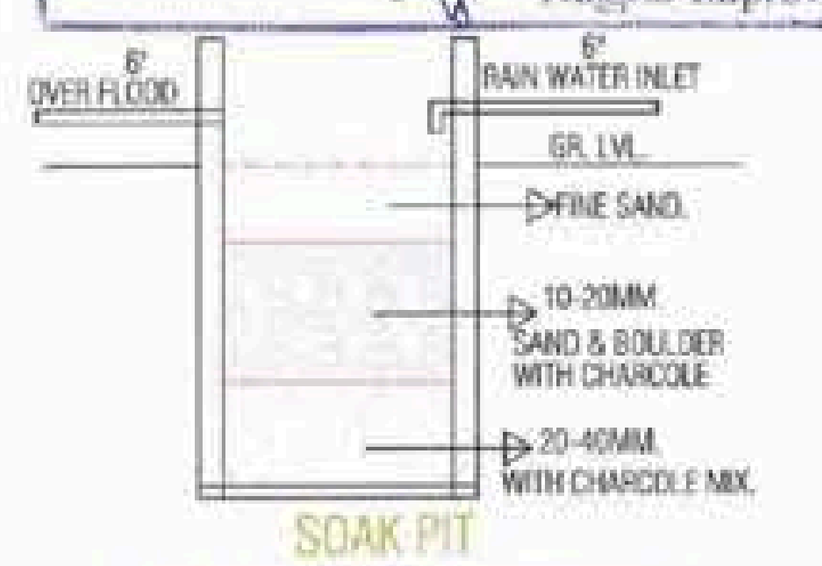


SECTION AT A-A
(SCALE 1:100)

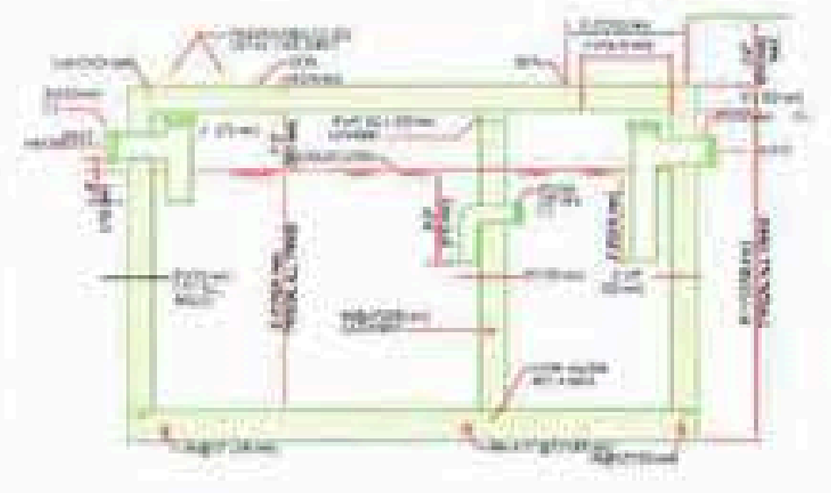
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation Letter dt. 24-11-2011

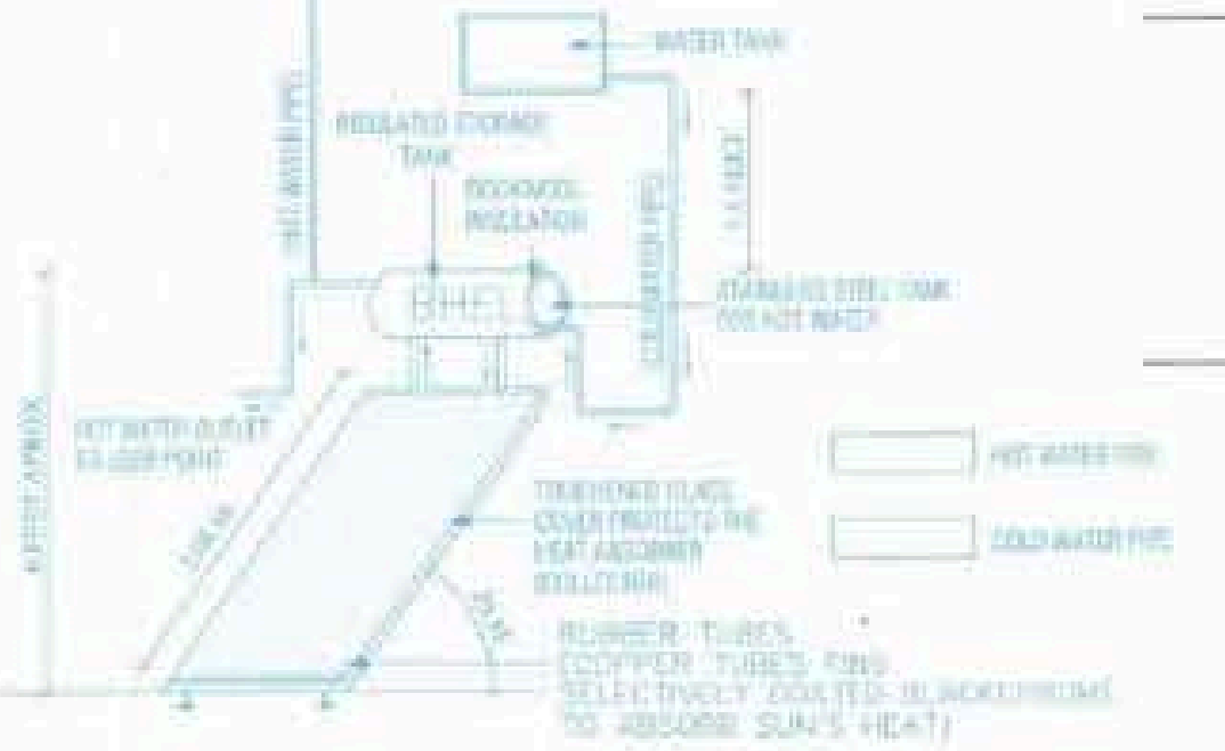
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. DE(W)E57/(case No. 22/65265552/Tauk/NIT No 20210163 4/ 189
Date 20/10/2023
SANCTIONED
20/10/23
Building Engineer (west)
Nagpur Improvement Trust

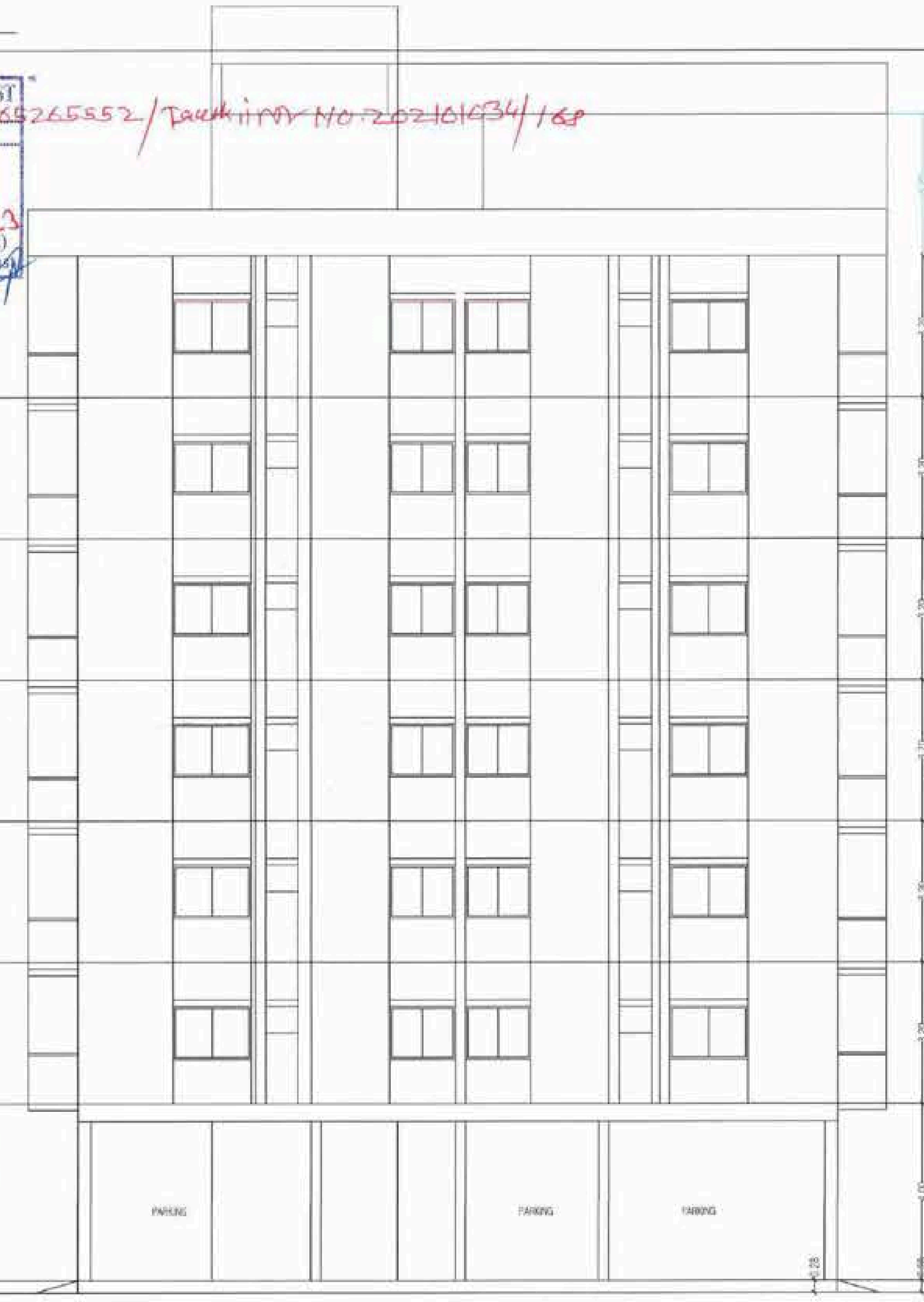


SOAK PIT
RAIN WATER HARVESTING
NOT TO SCALE

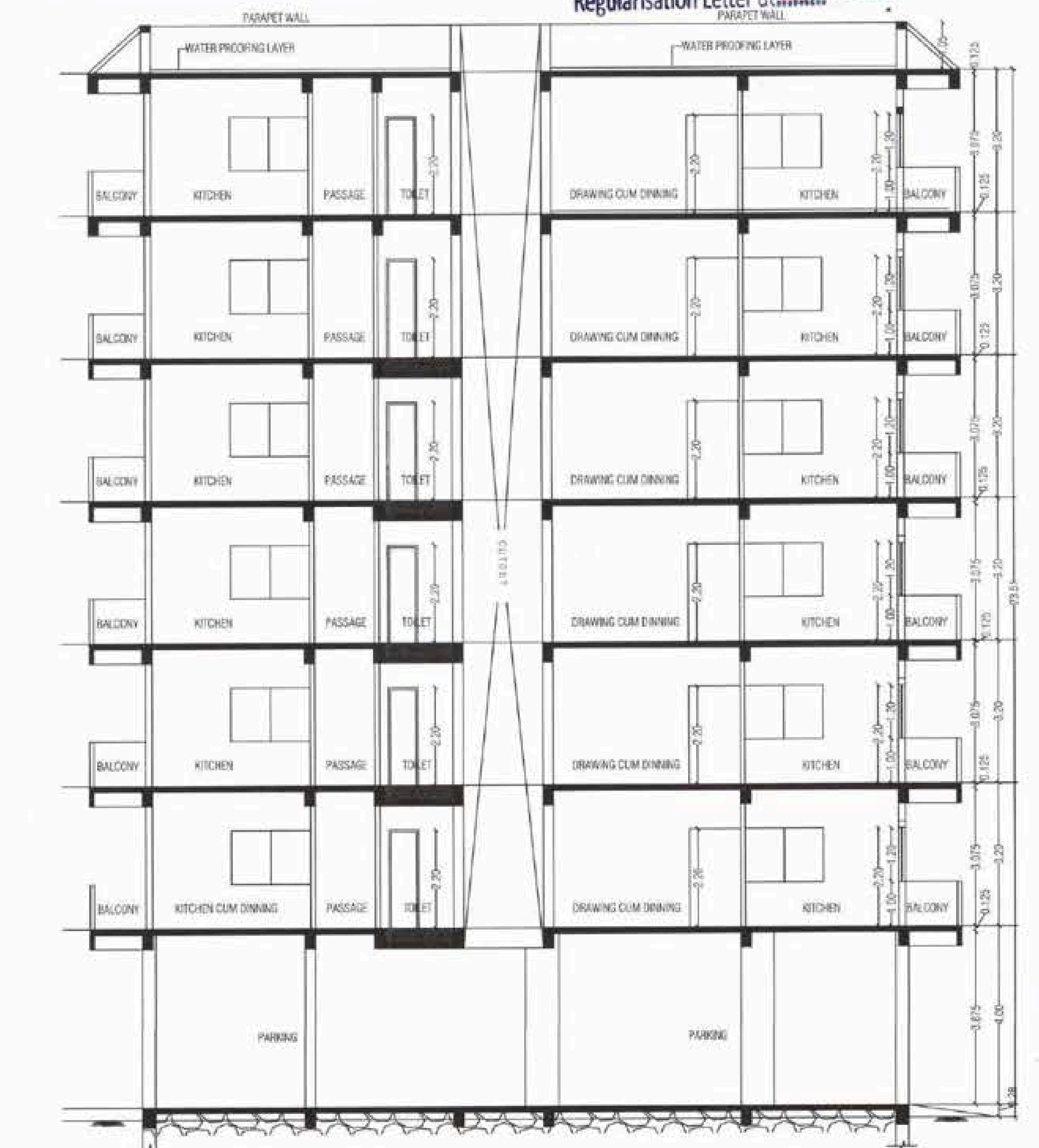


TYPICAL SECTION OF SEPTIC TANK



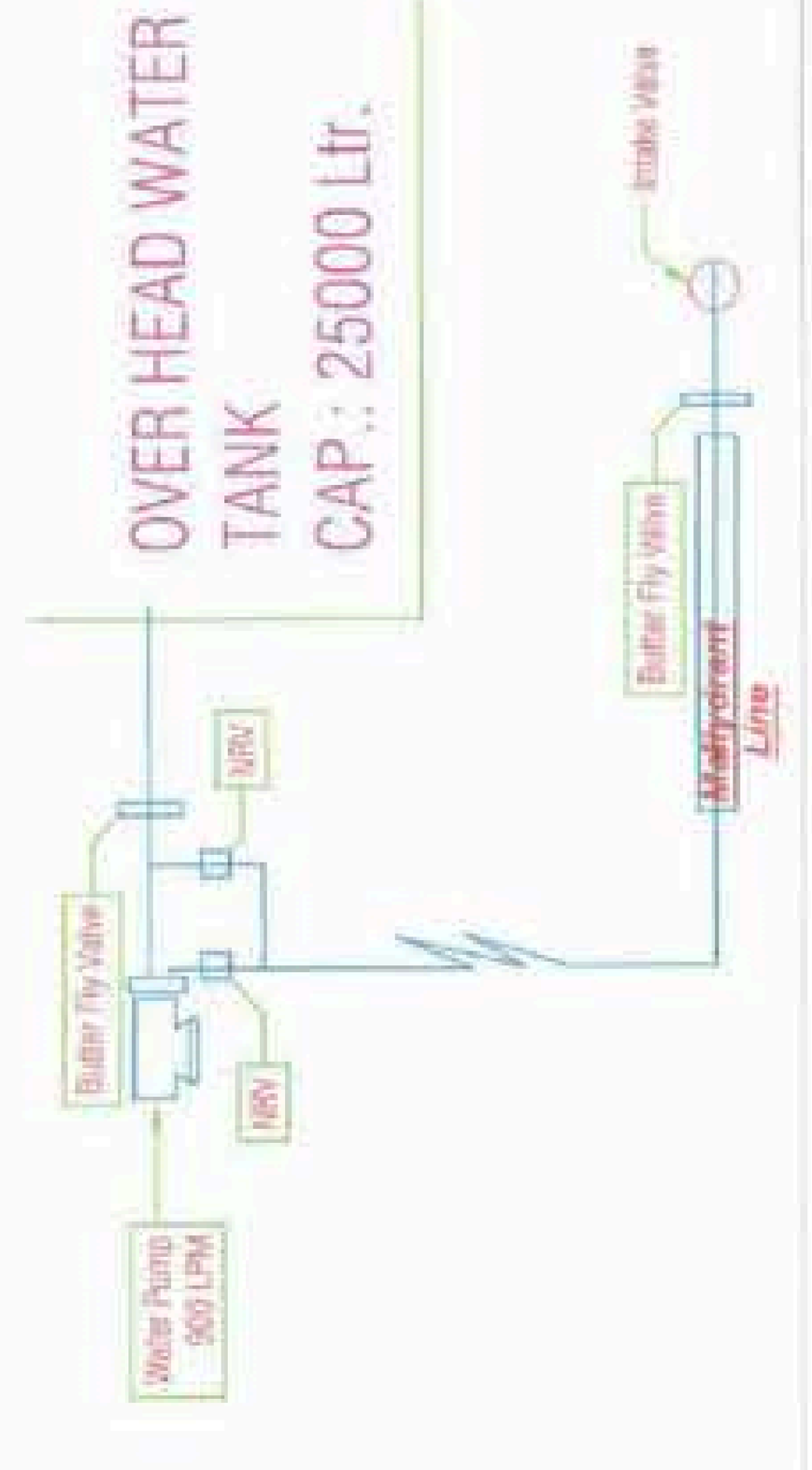


FRONT ELEVATION

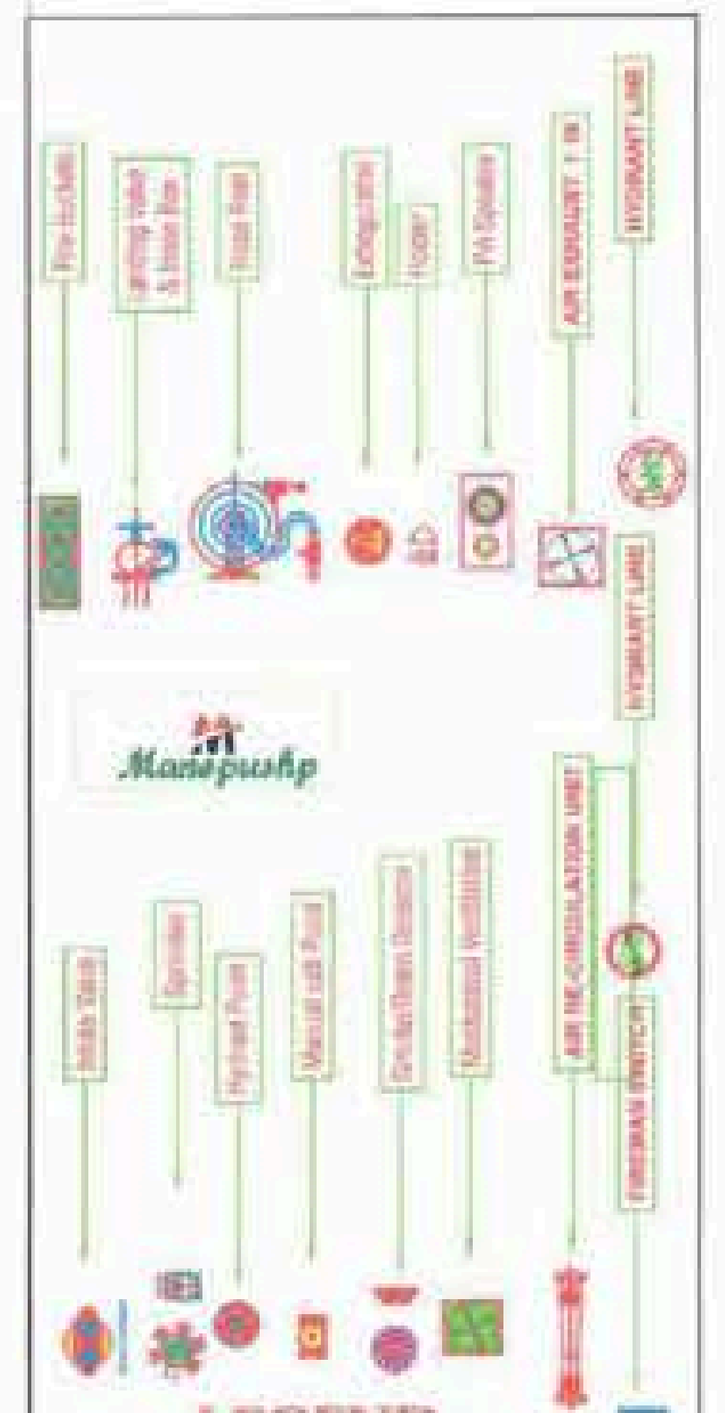


SECTION AT B-B (SCALE 1:100)

Fire Drawing & Designing By
MANOPUSHP
Licence No.: MFS-LA/RF-580, RD-367 & RP-134
U.M.LOKHANDE , 70, Diwane-Lay-Out, Godhani, Nagpur.
Ph. No. 9325777025 , 0712-2773443 ID. manopushp@gmail.com



OVER HEAD WATER TANK
CAP.: 25000 Ltr.



LEGEND

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

2022101034

Name of the Person	मे लिवो इन्फाटेक कं प्रोप्रा.श्री.महेन्द्र रिषभचंद जैन	
Address of Applicant	रा खुशी असोसिऐट सिव्हिल लाईन नागपूर–४४००२४	
Permit No. :	B.E (WEST)/ Case No. 2265265552/ Tracking No. 2022101034/ 168	Date : 30/10/20
Site of Proposed Work, Plot No. :	46	
Mouza & Khasra :	Borgaon-72/1	
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 2265265552 dated 10-OCT-2020 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 they is no plinth up to upper level of lower basement or stilt 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 initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "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 contravences 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 applicances 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 15 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. Neccessary 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 inconfirmity 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 Structral 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

2022101034

Date of Generation : 20/10/2023

20/10/23

(A.P. Badge)
Building Engineer (W)
Nagpur Improvement Trust, Nagpur

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

-Sd-
(A.P. Badge)
Building Engineer (W)
Nagpur Improvement Trust, Nagpur