NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing 'C', Third floor chhatrapati Shivaji Administrative Building, Mahapalika Marg. Civil Lines, Nagpur-440 001.
Ph.No. 0712-2567016,Fax No. 0712 – 2561584, Website – www.nmcnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. – 863/BP/Nagpur/TP/NMC/974 **Date-** 12/3/2022

To,

M/S. Gurukrupa Construction Through Proprietor
Sau. Chetana Ashok Deotale
Plot No. 19, New Subhedar Layout, Nagpur.

Sir,

With reference to your Application/ **Plan No. LFMS /WL /974/ Nagpur /TP/ NMC / Proposed Plan Dt. 11.10.2021.** grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work/to erect building on **Plot No. 64, Kh No. 579, CTS No. 182, Sheet No. 288, NMC House No. 628, Ward No. 20, of Village/ Mouza – Nagpur situated at, Industrial Basti, Azamshah Layout, Old Nandanwan, Ganesh Nagar, 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 432001/2133/CR-230/01/UD/11 Dt. 10/03/2005. The authority impose a levy of not exceeding Rs. 1000/- per anuum 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 **05Nos.** 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 "I", 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. 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.
27. Applicant should pay additional charges for High Rise building in future (If applicable).
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. Applicant should erect 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.
30. 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.

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to,

1 Ward Office **Nehru Nagar No. 5,** Nagpur Municipal Corporation, Nagpur alongwith one copy of sanctioned plan.
2 The Assessor Nagpur Municipal Corporation, Nagpur.

SHEET NO. 1 / 1

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING OF MULTI FAMILY DWELLING UNIT ON PLOT NO.64, N.M.C. HOUSE NO. 628, KH. NO.579, CITY SURVEY NO. 182, SHEET NO. 288, IN WARD NO. 20, MOUZA - NAGPUR, IN INDUSTRIAL BASTI, AZAMSHAH LAYOUT, OLD NANDANWAN, GANESH NAGAR, TAH. & DIST. NAGPUR.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. BA/SD/Vacant/ ... Date ...
SANCTIONED
Subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

the Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra ... 1291/CR/2007/UD-13 CR - 250/ ... dated 19th March, 2005 as per ... built-up area ... date ... after every ... options ... adopted ... the authority ... a levy of Rs 100/- per sq.mtr. ... sq.mtr. of built-up area, for failure of the owner of the building

...rovisions for Solar Water Heating Systems ...ater Heating System should be installed ... for the following uses at the per ... Per Capita Capacity ... recommended ... person ... person

i) Residen ... 25 Ltrs /Cap/Person.
If the provisions as above is not made, the ... occupancy certificate will not be issued from NMC

OWNER:-M/S GURUKRUPA CONSTRUCTION THROUGH PROPRIETOR SAU. CHETANA W/O ASHOK DEOTALE

AREA STATEMENT: -

# PLOT AREA AS PER LAYOUT & LEESE DEED =			371.617	SQM
# PLOT AREA AS PER CITY SURVEY RECORD=			371.500	SQM
# F.S.I = 1.10	371.500	X 1.100 =	408.650	SQM
# 50% PAID PREMIUM OF PLOT AREA				
	371.617	X 0.500 =	185.808	SQM
# T.D.R. LOADING (PURCHASE)		=	40.324	SQM
# PERMISSIBLE POTENTIAL B/UP AREA		=	634.782	SQM
# ADDITIONAL ANCILLARY AREA 60%				
	634.782	X 60% =	380.869	SQM
# PERMISSIBLE B/UP AREA		=	1015.651	SQM

B/UP AREA STATEMENT: -

# PROPOSED B/UP AREA ON GROUND FLOOR				
1	3.336 X	2.665 =	8.890	SQM
2	2.500 X	4.250 =	10.625	SQM
3	1.754 X	1.900 =	3.333	SQM
# PROP. B/UP AREA ON FIRST FLOOR		=	22.848	SQM
# PROPOSED B/UP AREA ON FIRST FLOOR				
1	9.040 X	18.284 =	165.287	SQM
2	3.913 X	0.100 =	0.391	SQM
3	7.292 X	1.000 =	7.292	SQM
4	0.200 X	3.578 =	0.715	SQM
5	3.615 X	1.000 =	3.615	SQM
6	3.263 X	1.000 =	3.263	SQM
7	3.263 X	1.000 =	3.263	SQM
8	12.069 X	1.000 =	12.069	SQM
9	5.015 X	1.000 =	5.015	SQM
LESS LIFT	1.600 X	1.600 =	- 2.560	SQM
# PROP. B/UP AREA ON FIRST FLOOR		=	198.350	SQM
# PROP. B/UP AREA ON 2nd FLOOR		=	198.350	SQM
# PROP. B/UP AREA ON 3rd FLOOR		=	198.350	SQM
# PROP. B/UP AREA ON 4th FLOOR		=	198.350	SQM
# PROP. B/UP AREA ON 5th FLOOR		=	198.350	SQM
# TOTAL B/UP AREA OF ALL FLOORS		=	1014.598	SQM
USED ANCILLARY AREA (1014.598-634.782)=			379.816	SQM

PLOT AREA	BASIC F.S.I.	PREMIUM PAID 50%	T.D.R. (PURCHASE)	TOTAL POTENTIAL F.S.I. 1.10	ANCILLARY 60%	PROPOSED P. LINE
-	112.00 %	50.00 %	10.00 %	170.00 %		
371.50 SQM.	408.65 SQM.	185.808 SQM.	40.324 SQM.	634.782 SQM.	380.869 SQM.	1014.598 SQM.
TOTAL	408.65 SQM.	185.808 SQM.	40.324 SQM.	634.782 SQM.	379.816 SQM.	1014.598 SQM.

PARKING AREA STATEMENT
FOR EVERY 2 TENEMENT HAVING CARPET AREA ABOVE 40 SQ. MT. BUT LESS THAN 80 SQ. MT.
1 CAR, 5 SCOOTERS
SO FOR 10 TENEMENTS
5 CAR, 25 SCOOTERS

	REQUIRED	PROVIDED
CAR	5	5
SCOOTER	25	25

SCHEDULE FOR OPENINGS

TYPE	SIZE	SPECIFICATION
S.D.	1.80 x 2.100	SLIDING DOOR
D	1.050 x 2.100	T.W. PANELED DOOR
D1	1.000 x 2.100	T.W. PANELED DOOR
D2	0.750 x 2.100	T.W. PANELED DOOR
W	1.800 x 1.200	T.W. FULLY GLAZED WINDOW
W1	1.500 x 1.200	T.W. FULLY GLAZED WINDOW
W2	1.500 x 1.000	T.W. FULLY GLAZED WINDOW
W3	1.200 x 1.200	T.W. FULLY GLAZED WINDOW
V	0.450 x 0.450	LOUVERD VENTILATOR

LEGEND :-
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED CONSTRUCTION SHOWN IN RED

SIGNETURE OF OWNER'S:-

Mrs. C. A. Deotale

M/S GURUKRUPA CONSTRUCTION THROUGH PROPRIETOR
SAU. CHETANA W/O ASHOK DEOTALE

ARCHITECT'S SIGN.

Paunikar Associates
Ar. Regd. No. CA/2002/31324
B.E.(L.E.) NO. 4229
Prop Floor 139, 139, Shree Ram Nagar Complex No 1, Ajanta Square, Ramdas Peth, Nagpur
(M) 9823044466, 9766044466

FRONT ELEVATION
SCALE 1:100

SECTION AT - AA'
SCALE 1:100

SECTION AT - BB'
SCALE 1:100

PROPOSED GROUND FLOOR PLAN
SCALE: - 1:100

PROPOSED TYPICAL 1st, 2nd, 3rd, 4th & 5th Floor PLAN
SCALE: - 1:100

PROPOSED SITE IN D.P. SHEET NO.19

PLOT NO. 69

SITE PLAN
SCALE: - 1:200

PLAN SHOWING RAIN WATER HARVESTING SYSTEM

P-LINE AT GROUND FLOOR

P-LINE AT TYPICAL 1st, 2nd, 3rd, 4th & 5th Floor PLAN