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

2022032892

Name of the Person	DR. HEMANAT BHAURAOJI RAWEKAR ; SHOBHA HEMANTRAO RAWEKAR
Address of Applicant	NARMADA COLONY BOR NAALA NAGPUR
Permit No. :	B.E (NORTH)/ Case No. 0022125450/ Tracking No. 2022032892/ 847 Date : 27/09/2022
Site of Proposed Work, Plot No. :	90-B,91-B
Mouza & Khasra :	Zingabai Takli-267/1
Layout Name :	Sai Seva Ashram Gruha Nirman Sahakari Sanstha (Block-B) Zingabai Takli-267/1

Sir, With reference to your application number 0022125450 dated 28-MAR-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 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 6 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 deed items 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 Sanction

2022032892

Date of Generation : 27/09/2022

NIT – 9
7786 / 2022
32 / 80

27/09/22

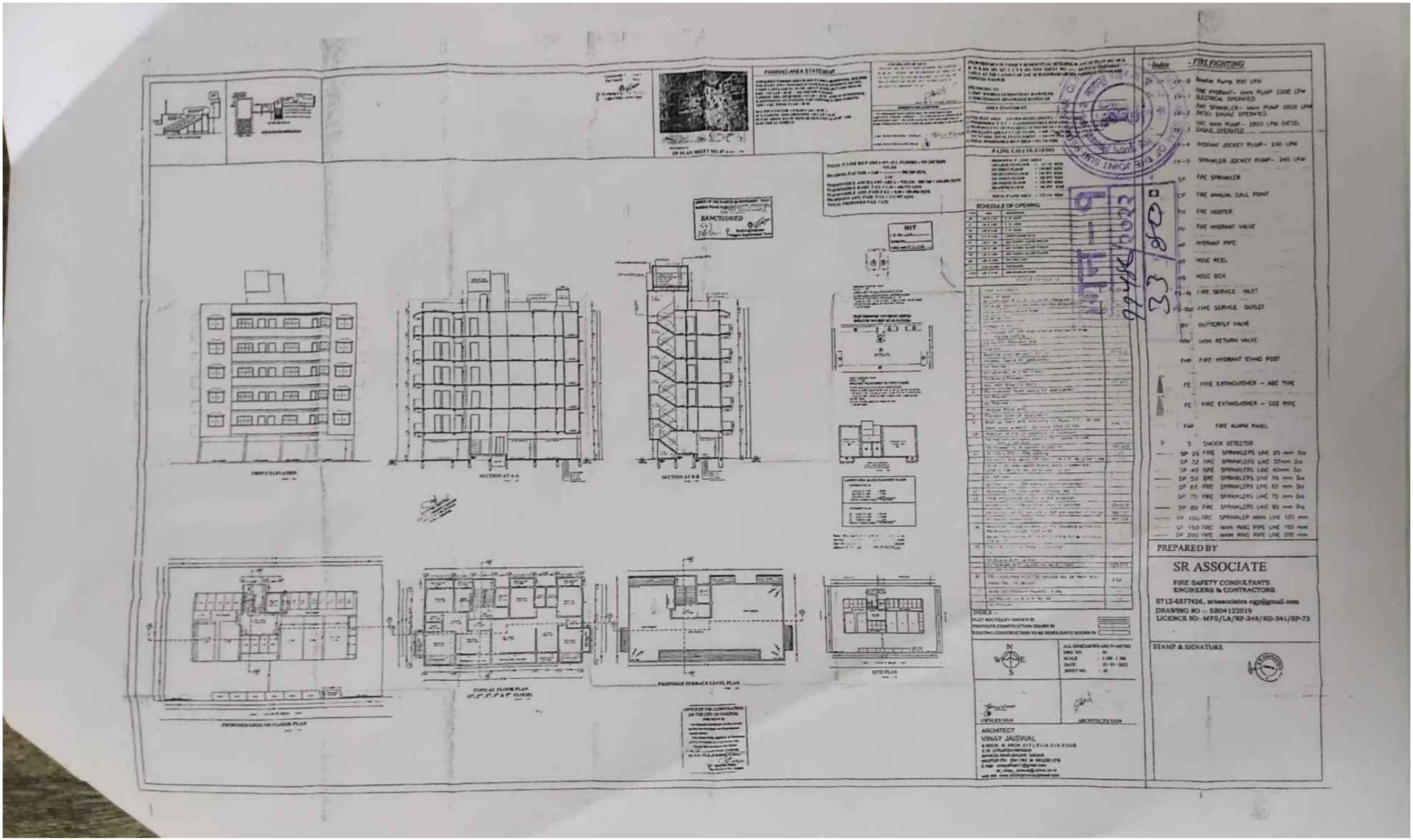
(S.T.Rathod)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur

Copy to : -

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

Note: This sanction is subject to demolition of existing / unauthorised construction within one month from the date of sanction of this plan, asper affidavit submittedby the applicant Dt..29/09/2022..

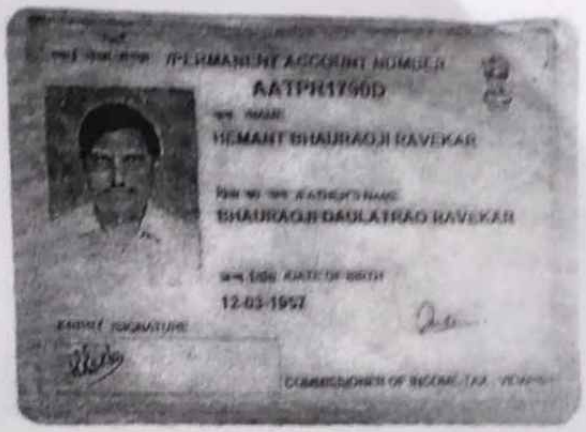
-Sd-
(S.T.Rathod)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur


PARKING AREA STATEMENT
SANCTIONED
SCHEDULE OF OPENING
Index - FIRE FIGHTING
PREPARED BY
SR ASSOCIATE
FIRE SAFETY CONSULTANTS
ENGINEERS & CONTRACTORS
0712-6577426, srassociates.ngp@gmail.com
DRAWING NO :- SR04122019
LICENCE NO:-MPS/LA/RF-348/RD-341/RP-73
STAMP & SIGNATURE
ARCHITECT
VINAY JAISWAL


नगन-१
9748 2022
38 80



PERMANENT ACCOUNT NUMBER
ABLPR3078H
SHOBHA HEMANT RAVEKAR
HARIBHAU GOVINDRAO DHOKE
12-03-1958
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME TAX, VIDARBH



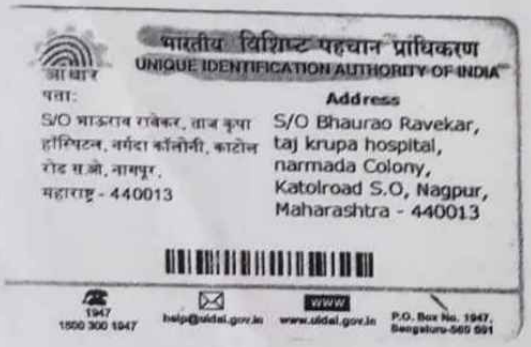
PERMANENT ACCOUNT NUMBER
AATPR1796D
HEMANT BHAURAOJI RAVEKAR
BHAURAOJI DAULATRAO RAVEKAR
12-03-1957
COMMISSIONER OF INCOME TAX



भारत सरकार
GOVERNMENT OF INDIA
हेमंत भाऊराव्जी रावेकर
Hemant Bhauraoji Ravekar
जन्म तिथि/ DOB: 12/03/1957
पुरुष / MALE
4704 3704 4144
माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA
शोभा हेमंत रावेकर
Shobha Hemant Rawekar
जन्म तारीख/ DOB: 12/03/1958
महिला / FEMALE
7379 1577 6763
माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
S/O भाऊराव रावेकर, ताज कृपा हॉस्पिटल, नर्मदा कॉलोनी, काटोल रोड म.ओ, नागपूर, महाराष्ट्र - 440013
Address
S/O Bhaurao Ravekar, taj krupa hospital, narmada Colony, Katolroad S.O, Nagpur, Maharashtra - 440013
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
W/O हेमंत रावेकर, प्लॉट नं १०५/१०६,, ताज कृपा हॉस्पिटल फ्रेन्ड्स कॉलोनी, काटोल रोड, नागपुर, महाराष्ट्र - 440013
Address
W/O Hemant Rawekar, PLOT NO 105/106,, TAJ KRUPA HOSPITAL FRIENDS COLONY, Katolroad S.O, Nagpur, Maharashtra - 440013
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001





भारत सरकार
GOVERNMENT OF INDIA
प्रमोद चंपतराव बदे
Pramod Champatrao Badne
जन्म तारीख / DOB : 21/07/1961
पुरुष / MALE
2721 6294 5815
आधार - सामान्य माणसाचा अधिकार



BAR COUNCIL OF MAHARASHTRA & GOA
HIGH COURT, BOMBAY
NAME : AKHAND AJAY NIMBAJI
RESIDENCE : NAGPUR , Dist. NAGPUR
ROLL No. : MAH/3105/2001
ENROLLED ON : 01-10-2001
DATE OF BIRTH : 25-06-1975
65641
SECRETARY