



(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2880/CR-356/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTIP Act 1966)

Nagpur Improvement Trust

PBX No. : 2531431
2531432

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate



2016120297

Name of the Person	PRASHANT PRAHALDRAO MULEY		
Address of Applicant	SIRASPETH MATTIPURA		
Permit No. :	B.E (SOUTH)/ Case No. AB/3324/ Tracking No. 2016120297/	15/6	Date : 29/8/2017
Site of Proposed Work, Plot No. :	11, 12		
Mouza & Khasra :	Chikhali Khurd-26/1		
Layout Name :	Nagrlik Suvichar G.N.S.S. Chikhali Khurd-26/1,27/2		

Sir, With reference to your application number AB/3324 dated 02-DEC-2016 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP.The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through 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 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.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 Nagpur Improvement Trust 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. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from 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 format "K". 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 "J".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 contravenes any of the provisions of these regulations, any requirements or obligation imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances 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 table 12 to 26 attached to Building Regulation of the Nagpur city.
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 as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' 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.
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 54 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. Necessary 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. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

Enclosure : One Copy / One Set of Sanctioned Plan



2016120297

Date of Generation : 29/03/2017

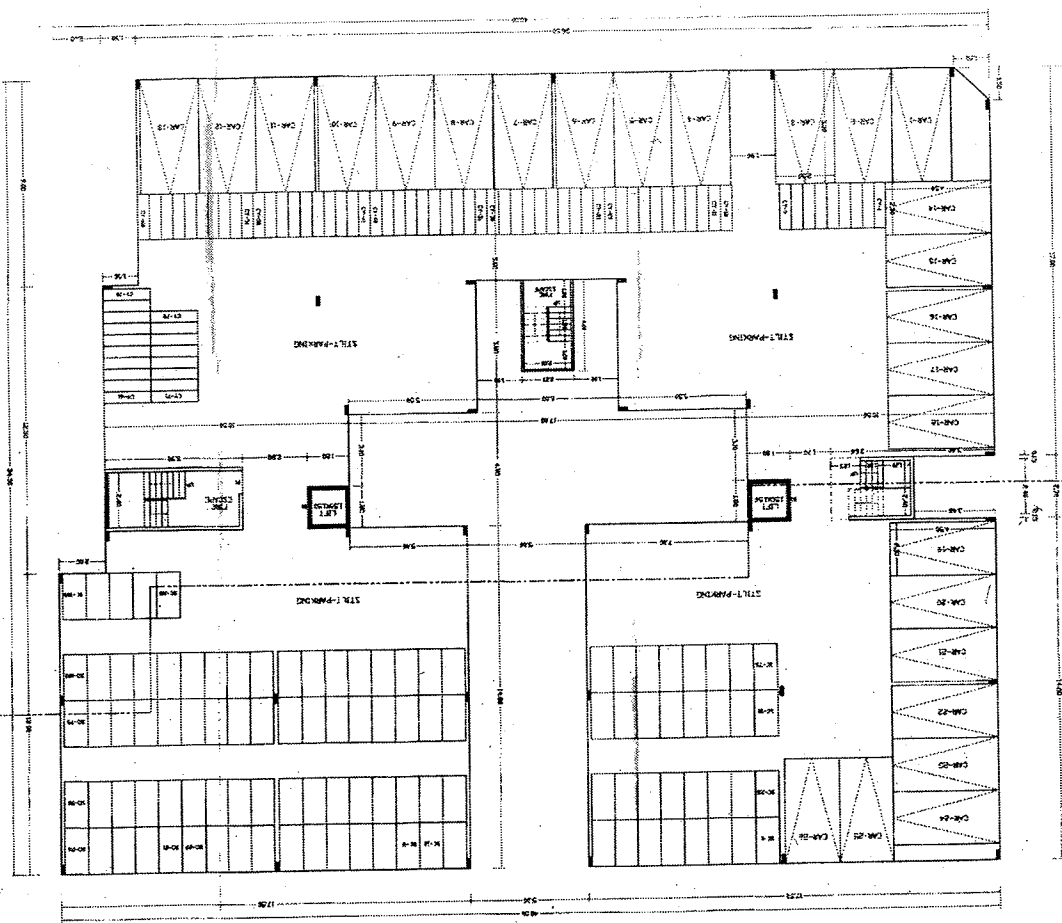
Copy to :-

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

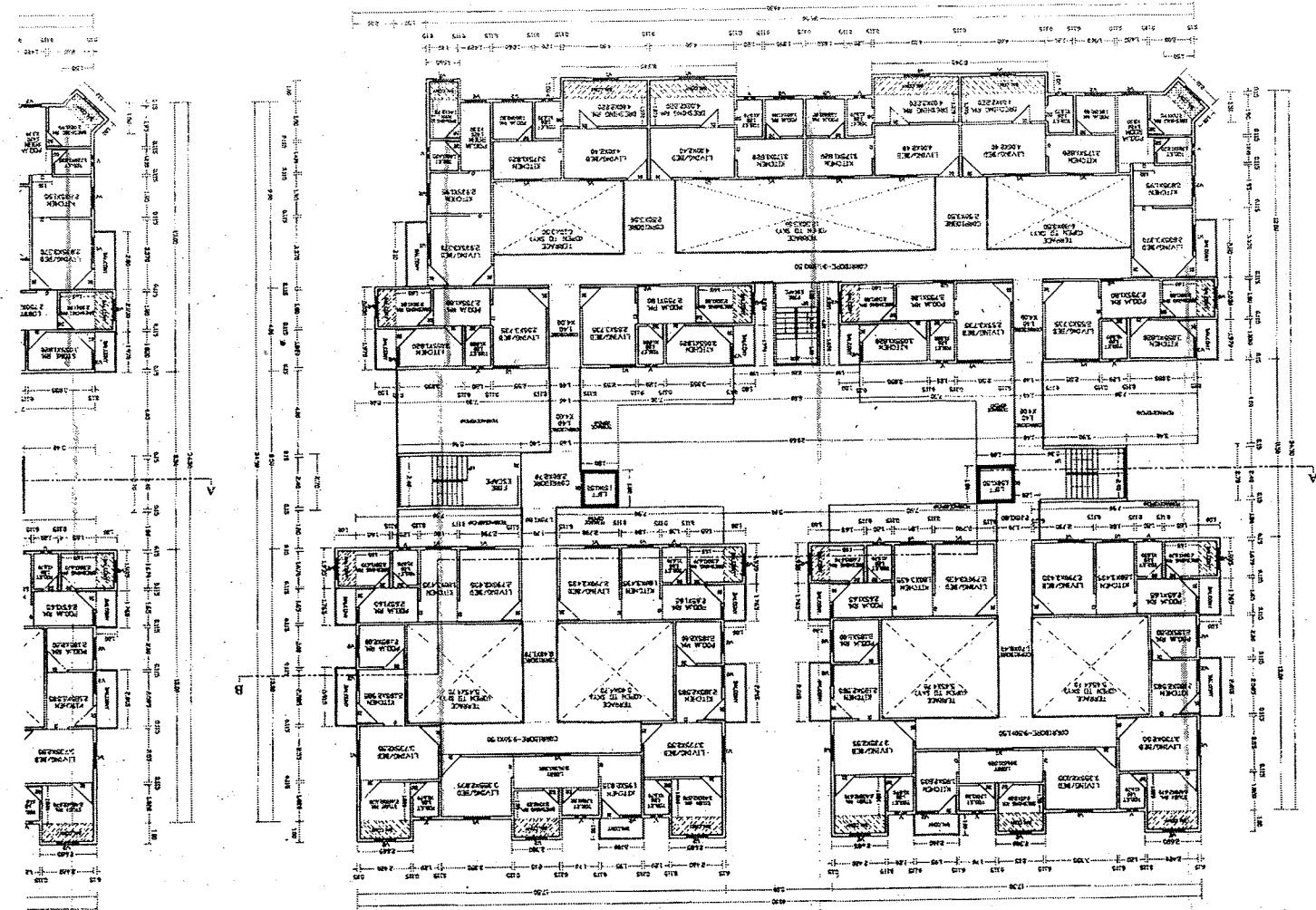
(N.R.Shende)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur, Dated

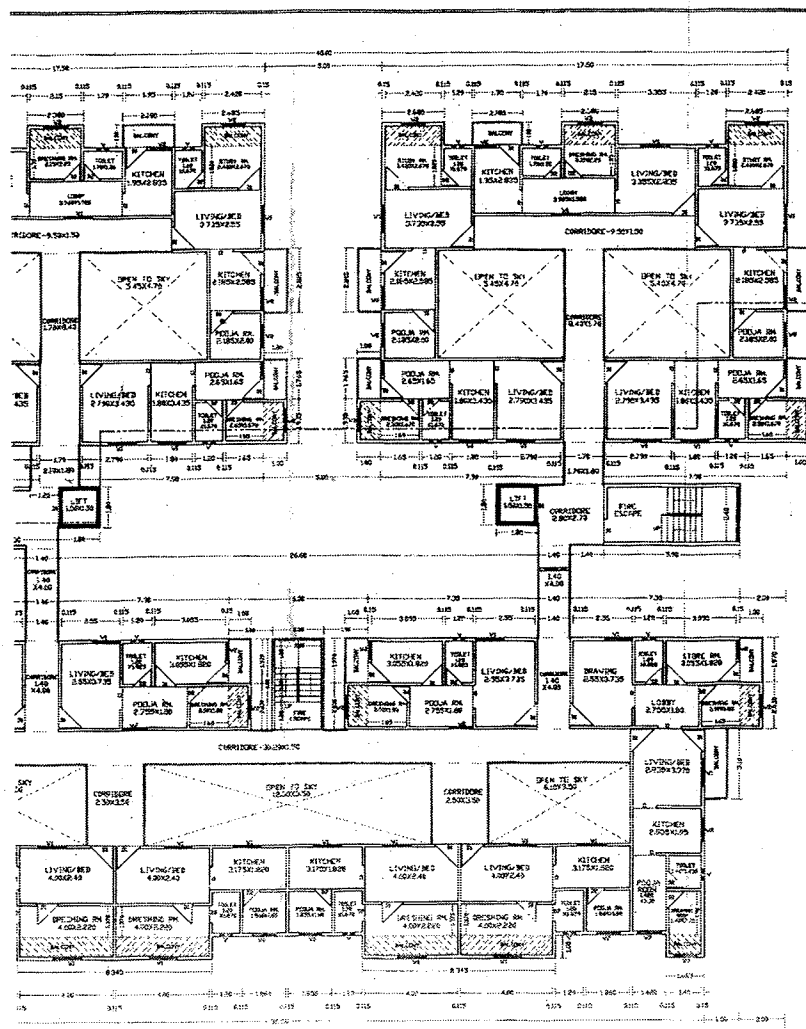
— Sd —
(N.R.Shende)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur

GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECOND FLOOR PLAN
SCALE: 1:150

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B-213/AB-2017-17-18-19-20-21-22
Date 21/07/2017
CAUTIONED
NAGPUR IMPROVEMENT TRUST
Subject to conditions
mentioned in the Building Code
of Nagpur 1960 and
the Nagpur Improvement
Trust Act, 1960.

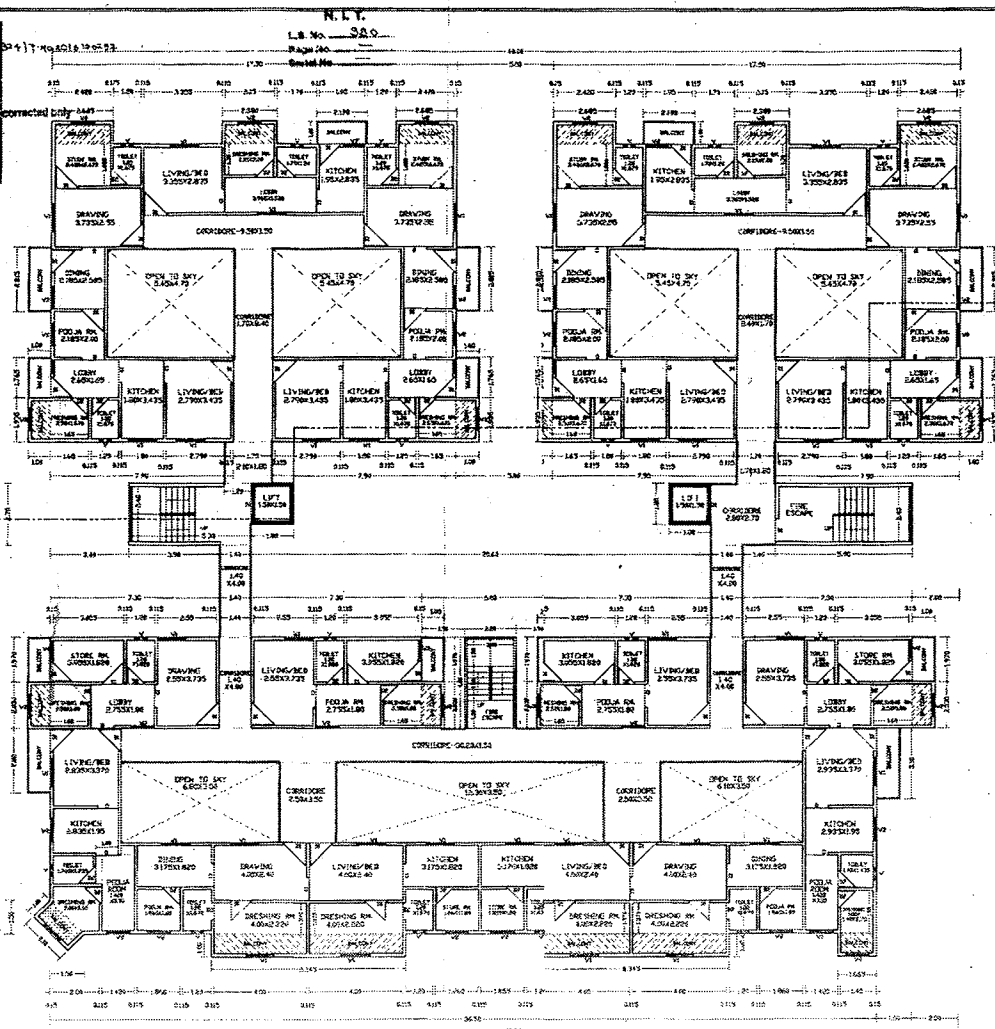
Recent arrangement for rain
water harvesting shall be done.

RECENT ARRANGEMENT FOR RAIN
WATER HARVESTING SHALL BE DONE.

RECENT ARRANGEMENT FOR RAIN
WATER HARVESTING SHALL BE DONE.

RECENT ARRANGEMENT FOR RAIN
WATER HARVESTING SHALL BE DONE.

RECENT ARRANGEMENT FOR RAIN
WATER HARVESTING SHALL BE DONE.



THIRD, FOURTH & FIFTH FLOOR
SCALE: 1:150

AREA STATEMENT

Plot Area	1899.660 SQ.M.
F.S.I. - 1.5 (2849.490)	2849.490
PROPOSED BAL. AREA	2849.490
# AT GROUND FLOOR	0.000
# AT FIRST FLOOR	588.655
# AT SECOND FLOOR	588.655
# AT THIRD FLOOR	588.655
# AT FOURTH FLOOR	588.655
# AT FIFTH FLOOR	588.655
TOTAL PROPOSED BAL. AREA	2943.275
* EXCESS BAL. AREA TAKEN IN PREMIUM FSI	588.700
(2943.275 - 2354.575 = 588.700)	

PERMISSION PREMIUM FSI

PERMISSION PREMIUM FSI - 70% OF (1899.660 SQ.M.)	545.898
PROPOSED PREMIUM FSI	588.700
PERMISSION PREMIUM AREA - 70% OF (2943.275 SQ.M.)	882.982 SQ.M.
PROPOSED PREMIUM AREA	16.200 SQ.M.
# AT GROUND FLOOR	16.200
# AT FIRST FLOOR	172.950
# AT SECOND FLOOR	172.950
# AT THIRD FLOOR	172.950
# AT FOURTH FLOOR	172.950
# AT FIFTH FLOOR	172.950
TOTAL PREMIUM AREA	880.950

BALCONY AREA

PERMISSIBLE BALCONY AREA	88.298 SQ.M.
PROPOSED BALCONY AREA	88.298
# AT FIRST FLOOR	88.298
# AT SECOND FLOOR	88.298
# AT THIRD FLOOR	88.298
# AT FOURTH FLOOR	88.298
# AT FIFTH FLOOR	88.298
TOTAL COVERED BALCONY AREA	259.175

PARKING AREA

NO. OF VEHICLES	CAR	TRUCK	CYCLE
FOR 41 TENEMENTS	12	20	48
FOR 20 COMMERCIAL	10	20	20
FOR 20 VEHICLES	20	10	20
TOTAL (20 CAR + 20 TRUCK + 20 CYCLE) = 60	60	20	20
PROVIDED PARKING AREA	60	20	20
TOTAL (20 CAR + 20 TRUCK + 20 CYCLE) = 60	60	20	20

SCHEDULE FOR OPENING

1. OPENING OF THE BUILDING FOR RESIDENTIAL PURPOSES SHALL BE DONE WITHIN 15 DAYS OF THE DATE OF COMPLETION OF THE BUILDING.

2. OPENING OF THE BUILDING FOR COMMERCIAL PURPOSES SHALL BE DONE WITHIN 30 DAYS OF THE DATE OF COMPLETION OF THE BUILDING.

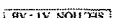
3. OPENING OF THE BUILDING FOR INDUSTRIAL PURPOSES SHALL BE DONE WITHIN 60 DAYS OF THE DATE OF COMPLETION OF THE BUILDING.

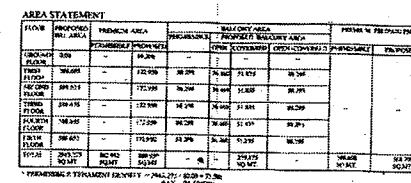
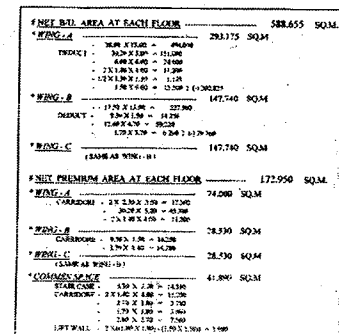
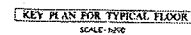
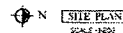
4. OPENING OF THE BUILDING FOR OTHER PURPOSES SHALL BE DONE WITHIN 90 DAYS OF THE DATE OF COMPLETION OF THE BUILDING.

PROPOSED PLAN FOR THE MULTI-FAMILY RESIDENTIAL UNIT ON PLOT NO. 11-12 IN KH. NO. 26/1 & 27/2 OF MAUZA - CHIKHAL-KHURD IN NAGRIK SURVICHAR G.S.S., NAGPUR BELONGS TO SHRI. PRASHANT S.G. PRALHADRAO MULY.



DR. SATISH RAMTEKE
ARCHITECT
NAGPUR
B-213/AB-2017-17-18-19-20-21-22

[illegible]



PROPOSED PLAN FOR THE MULTY-FAMILY
RESIDENTIAL UNIT ON PLOT NO.11+12 IN KH.NO.
26/1 & 27/2 OF MAUZA - CHIKHALI-KHURD IN
"NAGRIK SUVICHAR G.N.S.S.", NAGPUR BELONGS TO
SHRI. PRASHANT S/o. PRALHADRAO. MULEY.

7 PAmby

Dr. SATISH RAMTEKAR
CIVIL ENGINEER
Shree Nivesh Apartments
Khatol Marg, Mahal, NAGPUR-46

Fr. SATISH RAMTEKAR

SHEET NO. 22

REF ID: A67089	CONTAIN
DATE OF DEATH: 1970-01-10	- CREATION
PLACE OF BIRTH: [illegible]	- SECTION
AGE: 30	- SITE PLAN &
SEX: M	- KEY PLAN
DOB: 1940-01-10	(WITH CALCULATIONS)