

# Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Standardised Development Control and Promotion Regulations (SDCPR) for Regional Plans (RP) of Maharashtra

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

|                                   |                                                                                                   |                 |              |
|-----------------------------------|---------------------------------------------------------------------------------------------------|-----------------|--------------|
| No.BE(NMRDA)/                     | B.P./64                                                                                           | Dispatch Date : | 02/11/2017   |
| To,                               | <br>2017052058 |                 |              |
| Name of the Person                | ✓ मे. एल. जी डेव्हलपर्स अँड बिल्डर्स वर्क घनराज गणपतराव बाबडे                                     |                 |              |
| Address of the Applicant          | व्यस बाबडे सभागृह-दानाडोंगरी हिंगणा रोड नागपूर ४४१११०                                             |                 |              |
| Permit No. :                      | B.E.(NMRDA)/West/Hingna Tahsil/ Case No. PL-2250/2017052058/1072                                  | Date :          | 02-Nov-2017. |
| Site of Proposed Work, Plot No. : | LAND                                                                                              |                 |              |
| Mouza & Khasra :                  | Wagdara-87                                                                                        |                 |              |
| Layout Name :                     | Malik Makbuja; Mz: Wagdara; kh no-87,88,89/B,89/A-2 Wagdara-87,88,89/B,89/A-2                     |                 |              |

Sir, With reference to your application number PL-2250 dated 11-MAY-2017 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 Metropolitan Area. Building Plans are approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 17 / 10 / 2017. 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 Metropolitan Commissioner 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. 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 NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority 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 intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" to the NMRDA. Further construction shall be carried out only after obtaining approval in prescribed format "G" from the NMRDA. If the information of completion of plinth is not given in Appendix "F" and approval in prescribed form "G" is not obtained from the NMRDA, then the construction shall be treated as unauthorised and shall be liable for action under MRTP Act 1966.

7. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix 'I'. This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate. The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "K" for part occupancy and "I" for full occupancy as the case may be issued. The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "I" or "K".
8. Any person who contravenes 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 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.
9. W.C. Bath & washing places shall conform to requirement contained in table 15 to 31 attached to Building Regulation of the Standardised Development Control and Promotion Regulations (SDCPR) for Regional Plans (RP) of Maharashtra.
10. 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 Metropolitan Commissioner's order for rectifying them shall be complied with.
11. All drainage work shall be got done through licensed plumber appointed by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.
12. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 15 to 31 through licensed plumber as mentioned in 11 above and completion Notice in form 'H' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'I'/'K'.
13. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.
14. 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.
15. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority 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 therewith.
16. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner 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 collected material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hinderance to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of the permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage caused to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.
17. Subject to the condition that the party will plant and grow in vacant land 138 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act, 1975.
18. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.
19. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.
20. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
21. Necessary arrangement for rain water harvesting shall be done.
22. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 20/5/2016.
23. This sanction is subject to the conditions of Development Agreement Dated 10/11/2016 with NMRDA/NIT.
24. This sanction is subject to the conditions of FIRE NOC from NMC/Competent Authority Dated 26/10/2017.
25. This sanction is subject to the conditions of NOC from Director Microwave Department dated 1/1/17.
26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 14/05/2017.
27. This sanction is subject to the conditions of NOC from Gram Panchayat Wardara dated 1/1/17.

28. Necessary arrangement for Solar Water Heater shall be incorporated.
29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated 19/1/2016.
30. The development agreement of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated 19/1/2016.
31. The Landowner/Developer and Architect/Engineer shall be guilty of offence for Unauthorized Construction under MRTP Act 1966.
32. The provisions of the Standardised Development Control and Promotion Regulations (SDCPR) for Regional Plans (RP) of Maharashtra shall be binding on the owner/developer.
33. If any error / mistake is found in the computation sheet or calculations in the plan which are not in conformity 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 Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.
34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.
35. 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.
36. The structural stability certificate shall be obtained from the competent Civil engineer/ Structural engineer.
37. 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.
38. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.
39. The sanction is subject to conditions of NOC from Government Department, dated 19/1/2016.

Enclosure :

One Copy / One Set of Sanctioned Plan



2017062058

Copy to :-

1. The Assistant Engineer-I, NMRDA (WEST) for information with a copy of sanction plan (enclosed herewith) for record

2. Secretary, Grampanchayat

Isarni  
Tah. Hingana  
Dist. Nagpur

*[Signature]*  
Building Engineer - 2  
Nagpur Metropolitan Region  
Development Authority  
Nagpur

*[Signature]*  
Building Engineer - 2  
Nagpur Metropolitan Region  
Development Authority  
Nagpur

This sanction is subject to conditions of  
H.A. order Dt. 20.5.2016.  
N.A.T. order Dt. \_\_\_\_\_

41) This Sanction Is Subject to Conditions  
Mentioned in Development agreement  
Dt. 10/11/16 with NIT

42) SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN  
SUFFICIENCY CERTIFICATE DATED 14.1.2012 OF  
STRUCTURAL DESIGNER AND APPLICANT

43)

44) Subject to the Condition laid  
down by Fire Brigade Deptt.  
Nagpur Mpl. Corporation Vide  
Letter No. FBS dt. 26.9.17

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P.T.O.

45) भारतीय न्यायिक न्याय न्याय न्याय / न्याय न्याय / न्याय न्याय  
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46) Applicant has to pay Gram Panchayat Tax as  
and when levied by concerned Gram Panchayat.

47) This Sanction is Subject to Condition  
that Flats shall be released as per  
Condition No. 17/9 of the Development  
Agreement Dt. 18-11-16.

48) Subject to the condition that Developer  
Applicant shall construct sewage treatment  
plant (STP) as per the required norms of  
Maharashtra Pollution Control Board and  
shall submit the NOC from MPCB without  
compliance of same occupation permission  
shall not be issued.

49) Subject to terms and conditions of  
Government circular dated 30-01-2016 that  
Developer has to construct the temporary  
shade, toilet and arrangement of drinking  
water for the labourers.

50) As per the Govt. decision No. TPS/1816  
प्र.क्र. 443/16 प्रायो/नवि -13, dated 13.04.2017  
compliance of the conditions in the  
audited report of environment auditor  
Enviro Analysts & Engineers Pvt. Ltd.  
Dated 25.7.17 and Applicant undertaking  
to abide regarding compliance of the provisions  
of Environment conditions.

51) Subject to condition that N.O.C. be  
obtained from Airport Authority Dt. 14.9.17.

*[Signature]*  
Building Engineer - 2  
Nagpur Metropolitan Region Development Authority.