

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. - **137 / BP / PD / NSSCDCL / 2025**

Date: **02/01/2025**

To,

**Shri. Ramdatta Manoharlal Goyal, Shri. Manjudevi Lalitkumar Goyal
& Shri. Vivek Lalitkumar Goyal,
Plot No. 19, Middle Ring Road,
Near Power House, Wardhaman Nagar,
Bhandewadi, Nagpur - 440035**

Sir / Madam,

With reference to your Application - **NMC/IWL/NSSCDCL/2023-24/73943**, dated **02/03/2024** and further subsequent submissions, lastly on dated **16/12/2024** under Section 44 of Maharashtra Regional and Town Planning (MRTP) Act, 1966 for grant of sanction of Commencement Certificate under Section 45 of MRTP Act, 1966 and under Section 274 of Corporation of the City of Nagpur Act, 1948, to carry out development work / to erect residential building on **Plot No. 8-C & 8-D of the sanctioned layout Eastern Industrial Area Street Scheme in Final Plot No. 21 & 20 (CTS No. 18 & 20 of Mouza Pardi) of approved Preliminary T. P. Scheme of Pardi, Punapur, Bharatwada, Bhandewadi, Nagpur**, the Commencement Certificate / Building Permit is granted under Section 45 of MRTP Act, 1966, subject to the following conditions:

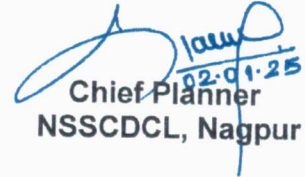
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. The amalgamation of Plot No. 8-C & 8-D is approved subject to the conditions mentioned in the Lease Deed dated 20/07/2015 & 08/03/2019 respectively, executed with Nagpur Improvement Trust (NIT) and same shall be binding on the respective plot owners.
3. Owner / Applicant shall make the required payments towards the instalments as stated in this office letter dated 29/11/2024 within the stipulated time.
4. 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.S.S.C.D.C.L. in Appendix 'J' along with three copies of completion plan.
5. 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.
6. This permission does not entitle you to develop the land which does not vest in you.

7. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other laws / rules, it shall be binding on the owner / developer to obtain such permission from the concerned authority.
8. 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.
9. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
10. Provision for recycling of Grey water, wherever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate
11. Lift Certificates from PWD should be submitted before Occupation Certificate.
12. The intimation for completion of work up to plinth level shall be given to N.S.S.C.D.C.L. in the form prescribed in Appendix 'F'.
13. The intimation of completion of work shall be given to NSSCDCL in Appendix 'G' and after having certified the work by the officials of NSSCDCL, in Appendix 'H' owner / developer may proceed with the rest of the work / occupation.
14. The building shall be used for the purpose shown in the approved plans.
15. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in UDCPR.
16. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.S.S.C.D.C.L. 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.
17. All water supply work shall be got done through licensed plumber approved by N.M.C.
18. All sanitary requirement and drainage requirements shall be completed as stipulated in UDCPR.
19. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Dept., Mantralaya, Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 Dt. 10/03/2005. The authority imposes a levy of not exceeding Rs. 1000/- per annum 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.
20. During the course of construction of building, the sanctioned plans shall always be kept available at the site for inspection by officials of N.S.S.C.D.L. / N.M.C.
21. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 litters, 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 and further as per the provisions stipulated in UDCPR.

22. The Owner / Applicant shall plant and grow 14 nos. of shady trees in vacant land of plot.
23. In line with Maharashtra Electric Vehicle Policy, 2021, adequate provision of E. V. charging points shall be provided in the parking / building premises.
24. Parking spaces marked for different types of vehicles shall be strictly used for said purpose only.
25. The water connection and sewage disposal is not guaranteed by N.S.S.C.D.C.L. / N.M.C.
26. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
27. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
28. Being the building above 30 m. height, the mechanical ventilation system shall be installed in the ventilation shafts.
29. The Compound wall / fencing shall be permissible on the boundary of plot facing the road as per the applicable norms of TOD for NMRC.
30. Existing construction, if any, shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C. / Planning Authority.
31. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic etc., failing which, suitable action will be taken by NSSCDCL / N.M.C.
32. Owner / Applicant will have to take utmost care during construction and adopt all safety precautions to avoid occurrence of accident. In case of any accident, Owner / Developer will be solely held responsible for the same.
33. Owner / Applicant should take approval for sewer line, storm water drain and water pipe line from Nagpur Municipal Corporation.
34. Owner / Applicant should erect the Display Board on site duly mention the Building Permit No. and date along with the name of Architect, Structural Engineer, Civil Engineer and & Contractor with their Mobile / Telephone Numbers. Information Board to be displayed at site till Occupation Certificate.
35. 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.
36. Owner / Applicant shall strictly follow the conditions mentioned in the Fire Safety Approval Certificate issued by Chief Fire Officer, Fire and Emergency Services, Nagpur Municipal Corporation vide letter No. NMC/FIRE/OWL/2024-25/21301 dated 23/09/2024.

37. Owner / Applicant shall obtain the NOC from the Airport Authority, if applicable, for the revised height of the building.
38. Owner / Applicant shall make adequate provision of Storm water drain on the site and required design & drawings from Service consultant for storm water drainage shall be submitted to the concerned department of the authority and completion certificate in this regard shall be submitted along with the application for occupancy certificate.
39. Owner / Applicant shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (whichever necessary).
40. If any mistake / error is found in calculations shown on plan which contravenes the provisions of UDCPR, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.S.S.C.D.C.L. / N.M.C. in this regard shall be final.
41. Breach of any of the conditions may lead to revocation of the permit.
42. This Commencement Certificate / Building Permit is being issued based on the documents submitted by you to this office. If any of the documents submitted found fraudulent at any stage, this Commencement Certificate / Building Permit stands revoked.

Enclosure: One copy / set of Sanctioned Plan.


02.01.25
Chief Planner
NSSCDCL, Nagpur

Copy forwarded to:

1. Ward Office, Lakadganj Zone No. 8,
Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor, Nagpur Municipal Corporation, Nagpur.