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**APPENDIX 'D'**  
**NAGPUR IMPROVEMENT TRUST**  
BUILDING PERMIT & COMMENCEMENT CERTIFICATE  
(Byelaw No. 7.6.1)

No, BE/ 5443

Permit No. CS/2566/19525

Case No. CS/19525

Date 4-9-95

Name of Applicant: The Secretary, Lokmanya Tilak

Address: Jan Kalyan Shikshan Sanstha

27-A, Kotwal nager, Khambha, NAGPUR

Site of proposed work plot No 24, 25, 26, 27, 28 in Trust

layout kh, No. 36/3, & 36/7 Mouza Takhiseem, C.S.E.  
Scheme

With reference to your application dated 26/5/95 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. Act, to erect building Sanction is hereby given to construct in accordance with the sanction plan modifying note here under so as not to contravene any of the Building Regulation / Development Control Rules The Commencement Certificate /Building permit is granted subject to the following conditions :

- 1) The sanction once accorded through commencement certificate / buildings permit shall remain valid for 3 years from the date of issue of commencement certificate/ building permit after which proposal will have to be submitted to obtain building permit/commencement certificate afresh. 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 prescribed in Development Control Rules and Building Byelaws
- 5) No departure from the sanctioned plan should be made without obtaining previous sanction of Trust. If any construction is carried out in contravention of the sanctioned plan, the Trust may require it to be demolished or altered in such 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 have to be given to Trust in prescribed form 'F'
  - i) On completion of setting out of the building and
  - ii) On completion of plinth accompanied by stage completion certificate in form 'F' in either case construction of the building shall not proceed with unless the stage permits are obtained in time so each stage permits according to Building Regulation of Development Control Rules Regulation 7.2.
- 7) The Building or part there of shall not be occupied or used until occupation certificate has been obtained from Chairman as stated in Building Regulation No. 7.6, & 7.6.1 after giving Notice in form 'J' & of such completion assorted in Building Regulation No 7.5 signed by the licensed Architect/Engineer. Party will be liable for prosecution for unauthorised occupation.
- 8) W C bath and washing place shall conform to requirement contained in table 14 to 24 attached to Building Regulation of the Trust
- 9) Rain water shall entirely excluded from the connecting sewer and separate arrangement for diverting rain water to road sidestorm drain shall be made if any deviation are detected in this respect the Chairmans order for rectifying them shall be complied with
- 10) All drainsge work shall be got done through licenced plumber approved by Trust or Nagpur Municipal Corporation
- 11) W. C. bathroom and Washing places shall not to used until proper connection are made as per table 14 to 24 and completion Nctice in form 'J' signed by licenced plumber mentioned in (10) is given to Chairman and permission to use them is obtained

Subject to condition that these plots shall not be subdivided in future and shall be treated as one unit for all purposes.

Subject to the condition subject to the Conditions Laid that the construction be done by Fire Brigade Deptt. completed before 31.03.2011. Nagpur M. Pl. Corporation Vide Letter No. GA/33/FB/21095-

- 12) During the course of construction of building the sanctioned plan shall always be available at site for inspection by officials of Trust
- 13) Except as foresaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contains shall be regarded as dispensing with such compliance except to the extent expressly specified therein
- 14) This permission shall not be construed as affection in any way the right of Government of 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 building or to any easement connected therewith.
- 15) The permit holder is not allowed to collect earth/materials from or through/materials over 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 hindrance to the road user. The excavated material / debris deposited shall be removed within three days of use of land Any material is stacked or dumped on Trust land without Trust's prior permission or if permission is granted but subsequently if it is seen that such permission is causing hardship to the public then it shall be removed by the Trust at the risk & cost of this permit holder and Trust shall not be responsible for any loss or damage cause to permit holder No claim on this account shall tenable against Trust.
- 16) Sanctioned subject to condition of agreement executed by the party on \_\_\_\_\_
- 17) Subject to the condition that the party will plant and grow in vacant land or plot Thirty shady trees under provision Act 1975
- 18) This sanction is subject to the condition that water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust

Enclosure :- One copy/one set of sanctioned plan & copy of agreement

*[Signature]*  
Building Engineer  
NAGPUR IMPROVEMENT TRUST

No. BE/

Nagpur dated

Copy for warded to :

- 1) The Assessor Nagpur Municipal Corporation for information The estimated cost of proposed building as per party's statement is Rs \_\_\_\_\_
- 2) The Divisonal officer Division Scheme Nagpur Improvement Trust for information, with a copy of sanction (enclosed herewith) for record
- 3) City Engineer, N. M. C. Nagpur for information

Enclosure (2) :- One Copy of agreement.

Building Engineer  
NAGPUR IMPROVEMENT TRUST