Nagpur Metropolitan Region Development Authority

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 1499994 Permit No. : NMRDA/B/2025/APL/01822

Proposal Code : NMRDA-25-20002 Date : 25/12/2025

Building Name :	ROW HOUSE 42(Residential)	Floors :	GROUND FLOOR ,FIRST FLOOR

To,

i)Leverage Realities Through Its Partner Aditya Umesh Gupta,

KH.NO.38/A, PLOT.NO.42, MAUZA: SHANKARPUR , NAGPUR (R)

ii) Parag Kotwal (Architect)

Sir/Madam,

With reference to your application No **NMRDA202500203**, dated **10-03-2025** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **-** , to carry out development work / Building on Plot No **42**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **38/A**, Final Plot No. **42**, Sector No. , Mouje **SHANKARPUR** situated at Road / Street **-**, Society **-** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. 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.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. Authority will not supply water for construction.
15. Proposal is submitted for drawing and documents reassign due to following shortcomings: 1.Light and ventilation to lounge are is not shown. 2.Built up area calculation of first floor not done properly.(Terrace portion shall counted towards FSI). 3.Recent 7/12 copy not submitted. 4.Current year NA tax and Gram panchayat tax receipt not submitted.

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16. Proposal is submitted for drawing reassign due to following shortcomings: 1.Light and ventilation to Lounge area not shown. 2.Built up area calculation of first floor not done properly(Terrace shall be counted towards FSI)
17. The proposal is reassign due to following shortcomings. 1. Title on drawing is incorrect (Khasra No shall be as per sanctioned layout plan) and name of both partners shall be mentioned. 2.Proper Telecom room with walls and door not shown on drawing as per scrutiny report. 3.Latest 7/12 is not submitted 4. The proposal is not submitted by both partners as per 7/12 or PoA or Board resolution may be submitted. 5. Khasra No shall be corrected as per sanctioned layout plan in all Affidavits, undertakings etc and wherever required and shall be submitted with sign of both partner. 6. Supervision farm is to be corrected (Khasra No shall be as per sanctioned layout plan) 7.Current year NA tax paid receipt and grampanchayat tax paid receipt not submitted. 8.Application form shall be submitted with sign of both partners. 9.IN scrutiny report required margins are incorrect. 10.Google image with site location not shown on plan. 11.Enclosed balcony is not clearly marked on FF plan. 12.structural drawings are not signed by structural engineer

Signature Not Verified

Digitally signed by Nehaji Parachand Bambal
Date: 2025.12.25 12:24:25 IST
Reason: Approved Certificate
Designation : Assistant Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-25-20002
Application Number : NMRDA202500203
Proposal Number : 1499994
Certificate Number : NMRDA/B/2025/APL/01822

Assistant Engineer,

Nagpur Metropolitan Region Development Authority,

Scan QR code for verification of authenticity.