



Office : 201, First Floor, Briz Bhoomi Complex, Near Telephone Exchange Sq., Central Avenue Road, Nagpur - 440 002.
Email : smcinfra16@gmail.com

To,

The Officer,

Maharashtra Real Estate Regulatory Authority (RERA), Mumbai.

Subject: Reply to Query Raised Regarding Uploading of Readable Sanctioned Layout Plan

Reference: Your query regarding the sanctioned layout plan

Respected Sir/Madam,

With reference to the query raised regarding the sanctioned layout plan, we wish to submit the following clarifications:

1. **Sanctioned Layout Plan Submission:** The sanctioned layout plan being uploaded is duly signed by the Executive Engineer and Assistant Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA). The same bears their official sign and seal, verifying its authenticity.
2. **Approval Number Not Required:** As per the governing regulations under the Maharashtra Land Revenue Code (MLRC) and Unified Development Control and Promotion Regulations (UDCPR), there is no mandatory requirement to display the approval number on the sanctioned layout plan. Therefore, the absence of the approval number does not invalidate the document.
3. **Verification by Competent Authority:** To ensure transparency and verification of the layout plan's genuineness, the sanctioned layout plan has also been emailed directly by the NMRDA to the RERA Authority through your specified email ID. This cross-verification measure has been taken to uphold the integrity and authenticity of the submitted document.
4. **Role of Tehsildar:** As per the MLRC Act and UDCPR Act:
 - o There is no statutory requirement for the Tehsildar to sign or approve the layout plan.
 - o The Tehsildar's role is limited to issuing the Sanad (land title certificate) or the Non-Agricultural (NA) Order. Accordingly, the relevant Sanad or NA Order has also been uploaded in compliance with the requirements.
 - o Additionally, in the Nagpur City region, the Tehsildar does not sign such layout plans as it is not required under the prevailing laws and regulations.
5. **Relevant Notification and Clarification:** As per Notification No. 62 of the Maharashtra Real Estate (Regulation and Development) Act, 2016, dated 22-10-2024, under Section 3(2)(b) of the Act: "Where the promoter has received a completion certificate for a real estate project prior to the commencement of the Act."



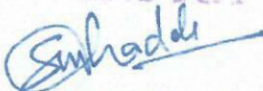
Office : 201, First Floor, Briz Bhoomi Complex, Near Telephone Exchange Sq., Central Avenue Road, Nagpur - 440 002.

Email : smcinfra16@gmail.com

Considering the provisions in the UDCPR, the clarification regarding what constitutes a commencement certificate and what denotes a completion certificate for plotted real estate projects is as follows: i) The final approval accorded to the land sub-division layout in Form D-3 of the UDCPR, or the approval of a similar nature with non agriculture permission (wherever necessary), shall be considered as the commencement certificate for plotted real estate projects. ii) Keeping in mind the same, we have uploaded the relevant sanction document along with the NA order, which can be treated as the commencement certificate as per Notification No. 62.

In view of the above, we respectfully request you to consider the submitted sanctioned layout plan along with the supporting documents and confirm compliance with the query raised. Should you require any further clarifications or additional documents, we are happy to provide the same at the earliest.

Thank you for your kind understanding and cooperation

SMC INFRA

PARTNER

Shri. Surendra Mohan Mangaldas Chadda

(Partner and Authorized Signatory)

SMC INFRA

Date :- 23/01/2025