



Besa-pipla Nagarpanchayat
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1601742
Proposal Code : BPNM-24-ENTRY-113501

Permit No. : BPNM/RB/2026/APL/00032
Date : 18/06/2026

Reference:- Building Permission No. : BPNM/RB/2025/APL/00017
Approval date : 18/07/2025

Building Name :	BUILDING 2 TOWER C(Residential)	Floors :	SANCTON GF,SANCTION TYPICAL 1 2 3 4 5 6 7 9 10 11 12 14,PROPOSED EIGHT AND THIRTEEN FLOOR
Building Name :	BUILDING 3 TOWER D(Residential)	Floors :	SANCTION GF,SANCTION TYPICAL FLOOR,SANCTION EIGHT AND THIRTEEN FLOOR
Building Name :	BUILDING 4 TOWER E(Residential)	Floors :	GROUND FLOOR,PODIUM FLOOR,FIRST FLOOR,2ND 3RD 4TH 6TH 9TH 11TH 13TH,5TH 8TH,7TH 12TH
Building Name :	BUILDING 4 TOWER F(Residential)	Floors :	GROUND FLOOR,PODIUM FLOOR,FIRST FLOOR,2ND 3RD 4TH 5TH 6TH 8TH 9TH 10TH 11TH 13TH ,7TH 12TH

To,
i)M/s Swami Builders & Developers,
REVISED COMMERCIAL & RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 122, P.H.NO.38, MOUZA - PIPLA,
TAH. NAGPUR (GRAMIN) DISTT. NAGPUR
ii) Sanjay Soni (Architect)

Sir/Madam,

With reference to your application No **RBPNM202600203**, dated **02-04-2026** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **KH. NO. 122**, Final Plot No. , Sector No. -, Mouje **PIPLA** 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 sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.



Besa-pipla Nagarpanchayat
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1601742
Proposal Code : BPNM-24-ENTRY-113501

Permit No. : BPNM/RB/2026/APL/00032
Date : 18/06/2026

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 of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
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, Date : 27/10/2023 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. Subject to all terms and condition mentioned in development agreement 08/08/2024, Environmental clearance dated 03/01/2025
16. Subject to all terms and condition mentioned in provisional fire NOC of CFO, NMRDA vide letter no 325 dated 24/07/2024 and AAI NOC dated 15/04/2024
17. This permission is subject to payment of instalments of premium amount Rs.2750000.000 vide cheque dt. 22/05/2026, Rs.8288400.830 vide cheque dt. 22/05/2027, Rs.7762644.060 vide cheque dt. 22/05/2028, Rs.7236887.290 vide cheque dt. 22/05/2029, Rs.6711130.520 vide cheque dt. 22/05/2030,

Signature Not Verified

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2026.06.18 12:14:46 IST
Reason: Approved Certificate
Designation : Chief Officer
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-ENTRY-113501
Application Number : RBPNM202600203
Proposal Number : 1601742
Certificate Number : BPNM/RB/2026/APL/00032



Scan QR code for verification of authenticity.

Chief Officer,
Besa-pipla Nagarpanchayat,