Besa-pipla Nagarpanchayat

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 1489680 | Permit No. : BPNM/B/2025/APL/00737

Proposal Code : BPNM-24-122265 | Date : 29/09/2025

Building Name :	PLOT NO 81(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR

To,

i)Rsl Realities Llp,

PROPOSED RESIDENTIAL BUILDING AT PLOT NO.81 ON 104(P), 105, 106, 107, 108(P), 109, 110, CITY SURVEY NO. 971, ENSARA METROPARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR - 440034 BELONGING TO - LUXORA INFRASTRUCTURES PVT. LTD. THROUGHT PARTNERS RSL, REALITIES LLP

ii) Parag Kotwal (Architect)

Sir/Madam,

With reference to your application No **BPNM202500058**, dated **31-01-2025** 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 **81**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **104(P), 105, 106, 107, 108(P), 109, 110, CITY SURVEY NO. 971**, Final Plot No. **81**, 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 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.

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14. Authority will not supply water for construction.
15. Subject to all terms and condition mentioned in development agreement dated 22/09/2024, EC and denotification order of Hon Director of Townplanning

Signature valid
Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2025.09.29 12:08:51 IST
Reason: Approved Certificate
Designation : Chief Officer
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-122265
Application Number : BPNM/B/2500058
Proposal Number : 1489680
Certificate Number : BPNM/B/2025/APL/00737

Chief Officer,
Besa-pipla Nagarpanchayat,

Scan QR code for verification of authenticity.