Nagpur Metropolitan Region Development Authority

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 164276 Permit No. : NMRDA/B/2023/APL/00355

Proposal Code : NMRDA-23-01656 Date : 10/05/2023

Building Name :	PLOT NO 53(Residential)	Floors :	GF,FF

To,

i) M S LEVERAGE HOMES LLPS THROUGH DIRECTORS ADITYA UMESH GUPTA,

PLOT NO:- 53, KH:-180/2,P.H. NO:-53, MOUZA:- WELA-HARISHCHANDRATAH.- NAGPUR (RURAL), DIST:-NAGPUR

ii) Prashant Satpute (Architect)

Sir/Madam,

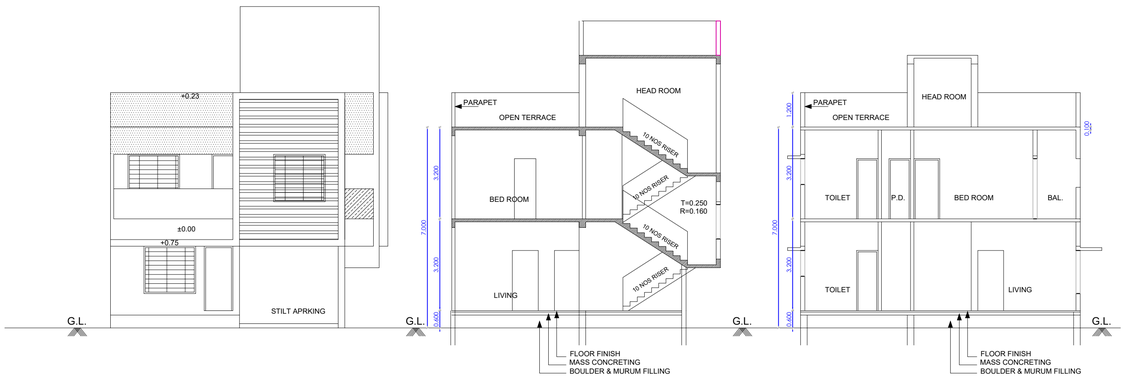
With reference to your application No **NMRDA202300028**, dated **19-01-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **-** , to carry out development work / Building on Plot No **53**, Revenue S.No. / Khasra no. / Gut no **180/2**, City Survey No **53**, Mouje **WELA-HARISHCHANDRA** 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. Authority will not supply water for construction.
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. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Assistant Engineer,

Nagpur Metropolitan Region Development Authority,

Scan QR code for verification of authenticity.



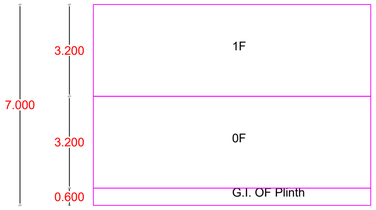
FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

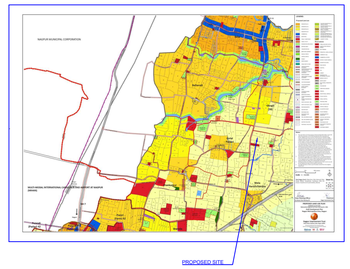
SECTION B-B
SCALE 1:100

Project Details
Building Type - Building Development
Zone Type - Residential Zone
Location - Non-Congested
Ward No - A
Plot No. - 53
Cts No./Servey No. - 180
Sheet No. - 1
Zone Number: Nagpur gramin
Ward Name : wela(Han)
Prorata Value : 0.00

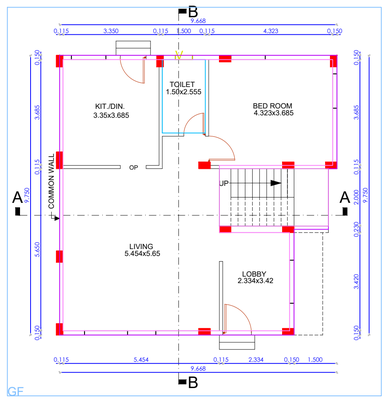
PROPOSED SINGLE-FAMILY DWELLING UNIT
BUILDING PLAN ON PLOT NO:- 53, KH:-180/2,
P.H. NO:-53, MOUZA:- WELA-HARISHCHANDRA,
TAH.- NAGPUR (RURAL), DIST:-NAGPUR
BELONGS TO
M/S LEVERAGE HOMES LLP
THROUGH PARTNER
SHRI. ADITYA UMESH GUPTA



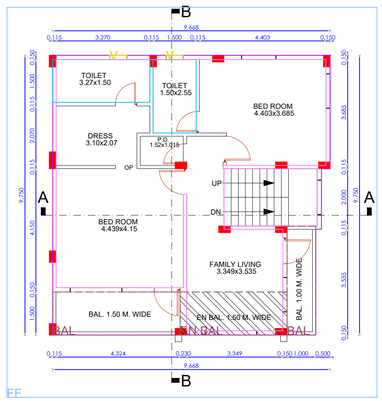
SECTION VIEW - PLOT NO 53



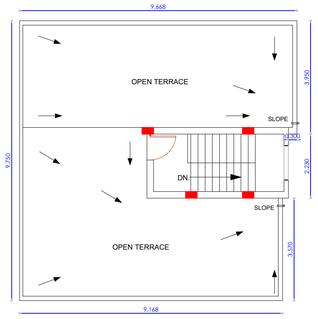
Sectional Engineer
Date: 09/05/2023



GROUND FLOOR PLAN
SCALE 1:100

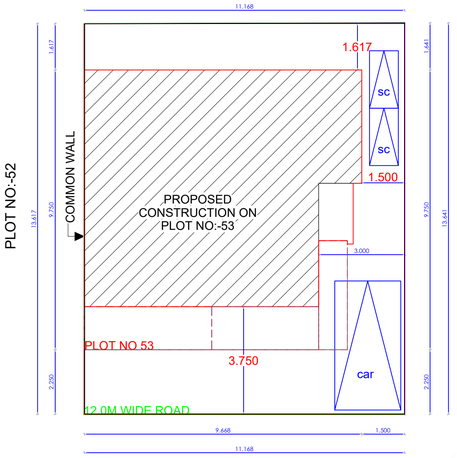


FIRST FLOOR PLAN
SCALE 1:100



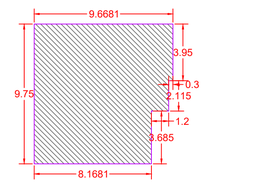
TERRACE FLOOR PLAN
SCALE 1:100

KH. NO:-181



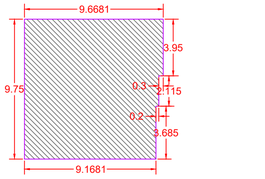
<<< 12.00 MTR WIDE ROAD >>>

SITE PLAN
SCALE 1:100



BUILT-UP AREA CALCULATION GF PLOT NO 53

BUILT UP AREA CALCULATION FOR GF PLOT NO 53			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	9.67	88.10
			BLOCK AREA TOTAL =88.10Sq.M
			TOTAL Deduction =0.00Sq.M
			Net Built(Up Area =88.10 Sq.M



BUILT-UP AREA CALCULATION FF PLOT NO 53

BUILT UP AREA CALCULATION FOR FF PLOT NO 53			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	9.67	91.78
			BLOCK AREA TOTAL =91.78Sq.M
			TOTAL Deduction =0.00Sq.M
			Net Built(Up Area =91.78 Sq.M

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	152.21
(a) As per ownership document (7/12, CTS extract)	152.21
(b) as per TILR or City Survey measurement sheet	152.21
(c) as per Demarcated drawing area	152.21
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	152.21
4.Deductions for	-
(a) Proposed D.P / D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	152.21
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	152.21
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed _____	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-01-05 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner M S LEVERAGE HOMES LLPS THROUGH DIRECTORS ADITYA UMESH GUPTA

Postal Address : P. N 17, F.N 101,Raj Nagar,Sudarshan Villa,Katolroad,Katolroad,Nagpur-440013,Maharashtra

Phone No.:9967085007

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 180

SITE ADDRESS :
PLOT NO:- 53, KH:-180/2,P.H. NO:-53, MOUZA:-
WELA-HARISHCHANDRATAH.- NAGPUR (RURAL), DIST:-NAGPUR

Name Of Architect : Prashant Baliram Satpute

LOGO	ADDRESS OF OFFICE
	OFFICE - Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	

SCALE - 1:100	Date: 27/04/23
JOB NO - NMRDA-23-01656	CHECK BY - -

SUBMISSION DRAWING

PLOTNO

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
PLOT NO 53	FF	0.00	91.78	0.00	0.00	0.00	10.45	0.00	0.00	0.00	0.00	0.00	0.00	91.78
PLOT NO 53	GF	0.00	88.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.10
PLOT NO 53	Total	0.00	179.88	0.00	0.00	0.00	10.45	0.00	0.00	0.00	0.00	0.00	0.00	179.88

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.60	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.60	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	167.43	45.66	91.32	0.00	100.45	0.00	404.86	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	167.42	0.00	0.00	0.00	12.46	0.00	179.88	0.00	179.88
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00

SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	1.000x2.250	PANELED DOOR
D1	0.900x2.250	PANELED DOOR
D2	0.750x2.250	PANELED DOOR
W	1.800 x 1.500	ALUMINUM WINDOW
W1	1.500 x 1.500	ALUMINUM WINDOW
W2	1.200 x 1.200	ALUMINUM WINDOW
V	0.750 x 0.750	M.S. VENTILATOR

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
PLOT NO 53	FF;GF	single dwelling unit	1	142.89	5.59	0.00	148.48

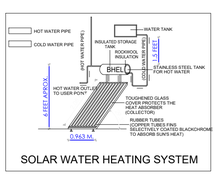
Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
PLOT NO 53	Residential	0	0	1	0.00	0.00
Total	-	-	-	-	0.00	0.00
Visitors parking(5%)	-	-	-	-	0.00	0.00
Total	-	-	-	-	0.00	0.00

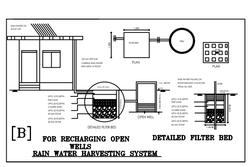
Parking Check As Per Multiplying Factor : 0.70

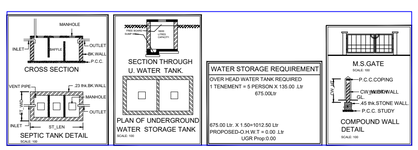
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	0	0	0	0	OK

LEGENDS:
PLOT BOUNDRY SHOWN WHITE
SEWERAGE LINE SHOWN BROWN
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
EXISTING SHOWN BLACK
EXISTING SHOWN BLUE HATCHED



SOLAR WATER HEATING SYSTEM





PLOT NO 53