# Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

**APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority**

**(Regulation No. 2.1.1)**

**Form for Sanction of Building Permit & Commencement Certificate**

| | | |
|---|---|---|
| No.BE(NMRDA)/ 946 | | Dispatch Date : 2 / 9 / 2021 |
| To, | | 202103041111 |
| Name of the Person | मे. लेवरेज होम्स एल. एल. पी. | |
| Adress of the Applicant | ४ था माळा गिरीश हाईट्स सदर, नागपूर ४४०००१ | |
| Permit No. : | B.E (NMRDA)/South/Nagpur (Rural)/ No. BUL-P-057/202103041111/220 | Date : 31-Aug-2021 |
| Site of Proposed Work, Plot No. : | 49 | |
| Mouza & Khasra : | Wela (H)-180/2 | |
| Layout Name : | Malik Makbuja,Wela(H),k.n.180/2 Wela (H)-160/2 | |

Sir, With reference to your application number BUL-P-057 dated 04-AUG-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building. Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivance any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Assistant Engineer, Nagpur Metropolitan Region Development Authority vide order dated 18/08/2021 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where there is no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix 'F' to the NMRDA.

8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G". This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C. Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 2 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act,1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done.

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 30/6/2021.

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 27/07/2021 with NMRDA/MIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC as a High Rise Building/Competant Authority Dated —/—/—, Letter No.—

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated —/—/—.

27. This sanction is subject to the conditions of NOC from Gram Panchayat Wela (H) dated —/—/—

28. Necessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by ~~Chairman NTP~~/Metropolitan Commissioner/~~Collector~~ vide order dated 8/2/2021

30. The Development Agreement / ~~Approval Letter~~ of land under reference is approved by ~~Chairman NTP~~/Metropolitan Commissioner,NMRDA vide order dated 27/7/2021

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. This sanction is subject to the conditions of NOC's from Government Department, _____ dated —/—/—

39. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

**Enclosure :**
**One Copy / One Set of Sanctioned Plan**

20210804111

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

**Copy To:**

1. The Divisional Engineer-I, NMRDA, South Division, Nagpur with a copy of sanction building permit ,building plan (enclosed herewith) for necessary action.

40) **This Sanction is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt.27/7/2021**

41) **SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 16.12.2021 OF STRUCTURAL DESIGNER AND APPLICANT**

42) **Subject to the provisions of structural drawings submitted by applicant.**

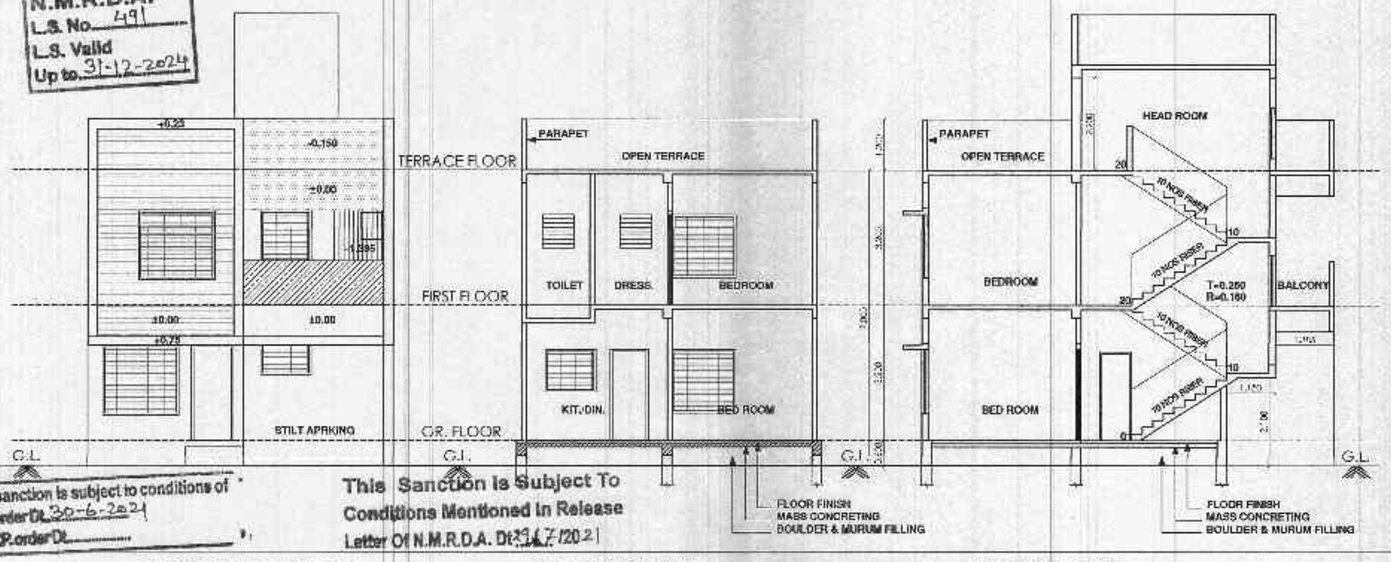
43) **Necessary arrangement for rain water harvesting shall be done**

44) Secretary, Grampanchayat
Wela (H)
Tah. Nagpur (R)
Dist.: Nagpur

45) **Applicant has to pay Gram Panchayat Tax and same is received by concerned Gram Panchayat.**

Sd/-
Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

N.M.R.D.A.
L.S. No. 491
L.S. Valid
Up to 31-12-2024



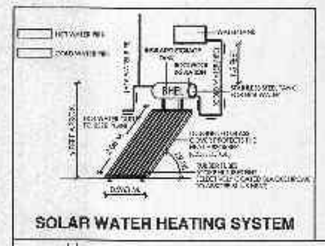

This sanction is subject to conditions of
N.A. order Dt. 30-6-2021
N.A.TP. order Dt.

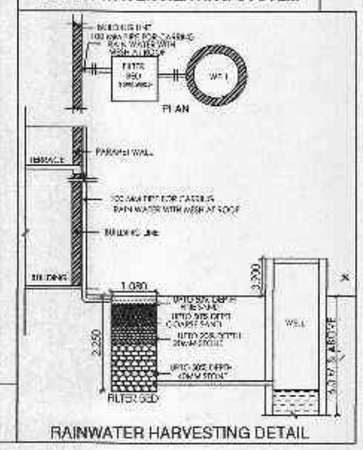
This Sanction is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt. 31/7/2021

## FRONT ELEVATION
SCALE 1:100

## SECTION A-A
SCALE 1:100

## SECTION B-B
SCALE 1:100




DWG TITLE:- FLOOR PLAN, SITE PLAN, AREA STATEMENT

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 |

**PROPOSED SINGLE-FAMILY DWELLING UNIT BUILDING PLAN ON PLOT NO:- 49, KH:-180/2, P.H. NO:-38, MOUZA:- WELA-HARISHCHANDRA, TAH.- NAGPUR (RURAL), DIST:-NAGPUR**
**BELONGS TO**
**M/S LEVERAGE HOMES LLP**
**THROUGH PARTNER**
**SHRI. ADITYA UMESH GUPTA**

F.S.I. Calculation:- As per Proforma - I of UDCPR-2020:- Built up area Calculation

| | PERMISSIBLE (RATIO/AREA IN SQ.M.) EXIST./PROP. *RATIO/AREA IN SQ.MT.) | | |
|---|---|---|---|
| | NET PLOT AREA = 13.558+13.573/2x7.00 | 94.958 | SQ.M. |
| a) | NET PLOT AREA FOR F.S.I. CALCULATION (Clause No. 3.9 of UDCPR-2020) OF AS PER LAYOUT PLAN | 128.190 | SQ.M. |
| b) | Existing Built up area as per previous sanctioned | | SQ.M. |
| c) | NET P-LINE BUILT UP AREA | 126.605 | SQ.M. |
| d) | Total area of Proposed P Line built up area | 126.605 | SQ.M. |
| e) | DIVIDING FACTOR 1.6 TO ARRIVE BASIC F.S.I. + PREMIUM FSI+TDR:- P-LINE/1.6) | NIL | SQ.M. |
| f) | PERMISSIBLE ANCILLARY F.S.I. (Clause No. 6.3, Table No:-6-G, note (1) of UDCPR):- (c-e) | | SQ.M. |
| g) | Permissible Basic F.S.I./B/up area (1.1 Xa) 1.10 X 128.190 (Clause No. 6.3, Table No:-6-G, of UDCPR) | 141.009 | SQ.M. |
| h) | Permissible Additional F.S.I. on premium: (0.40Xa) (Clause No. 6.3, Table No:-6-G, of UDCPR) | NIL | SQ.M. |
| i) | Permissible In-situ F.S.I./TDR (Table No:-6-G & Proforma-I of UDCPR) | | |
| | i) In situ area against D.P. for Road Widening with compliance of Clause No. 7.2 | NIL | SQ.M. |
| | ii) TDR Area as per certificate No:- | Nil | SQ.M. |
| | iii) Total insitu/tdr loading proposed (i+ii) | NIL | SQ.M. |
| | iv) Permissible TDR :- | Nil | SQ.M. |
| j) | Total entitlement of F.S.I.: (f+g+h+i+iv) | 141.009 | SQ.M. |
| k) | Maximum Building Potential on Land (Excluding Ancillary F.S.I. 141.009X1.60=225.614 sq.m. | 126.605 | SQ.M. |

| | REFERENCES:- |
|---|---|
| I | PLOT BOUNDAARY SHOWN IN |
| II | PROPOSED CONSTRUCTION SHOWN IN |
| III | EXISTING CONSTRUCTION SHOWN IN |
| IV | TEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN |

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.

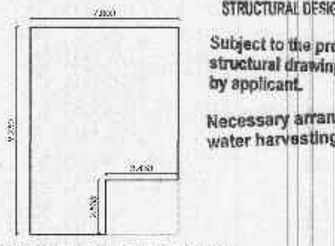
LEVERAGE HOMES LLP

I W/S LEVERAGE HOMES LLP
PARTNER SHRI ADITYA UMESH GUPTA

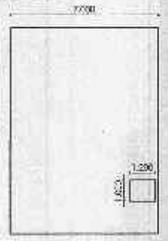
Signature
PARTNER

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Record/Land Records Department/City Survey records.

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA / 1991 / 13818
NIT LS. No. 491
N.M.C. L.S. No. B-22 Architect/Licensed Engineer/ Supervisor name and Signature




KEY-PLAN FOR GR.FL. B/UP AREA




KEY-PLAN FOR FR.FL. B/UP AREA

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 16.8.2021 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done.

| GROUND FLOOR P-LINE AREA | | | | | |
|---|---|---|---|---|---|
| S.NO | L | B | NOS | TOTAL | |
| A | 7.000 | 9.750 | 1 | 68.250 | SQ.M. |
| TOTAL | | | | 68.250 | SQ.M. |
| DEDUCTION | | | | | |
| D1 | 3.430 | 2.535 | 1 | 8.695 | SQ.M. |
| | | | | 8.695 | |
| NET GROUND FL. P-LINE AREA | | | | 59.555 | SQ.M. |

| FIRST FLOOR P-LINE AREA | | | | | |
|---|---|---|---|---|---|
| S.NO | L | B | NOS | TOTAL | |
| A | 7.000 | 9.750 | 1 | 68.250 | SQ.M. |
| TOTAL | | | | 68.250 | SQ.M. |
| DEDUCTION | | | | | |
| D1 | 1.200 | 1.000 | 1 | 1.200 | SQ.M. |
| | | | | 1.200 | |
| NET FIRST FL. P-LINE AREA | | | | 67.050 | SQ.M. |

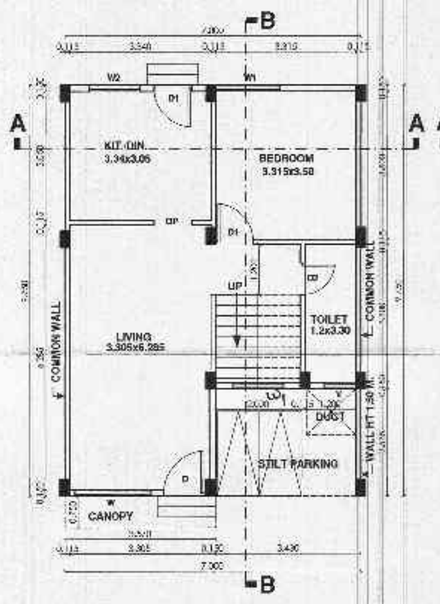
FORM OF STATEMENT 2 [SR.NO. 9 (a)]

| BUILDING NO | FLOOR NO | TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION | |
|---|---|---|---|
| A | B | C | |
| | 1 GROUND FLOOR | 59.555 | SQ.M. |
| | FIRST FLOOR | 67.05 | SQ.M. |
| | | 126.605 | SQ.M. |

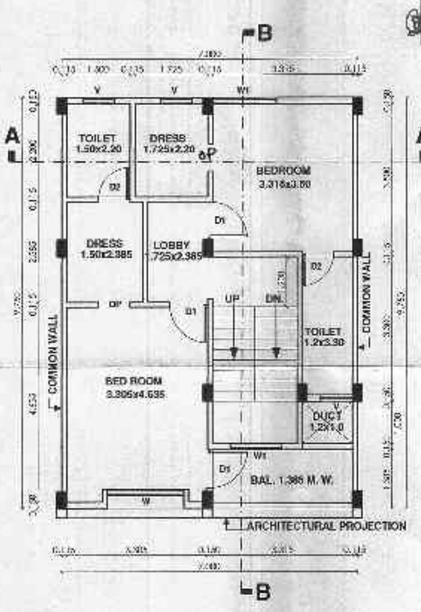
Secretary, Grampanchayat
Wela(H)
Tah. Nagpur (R)
Dist.: Nagpur

Applicant has to pay Gram Panchayat Tax as and when leived by concerned Gram Panchayat.

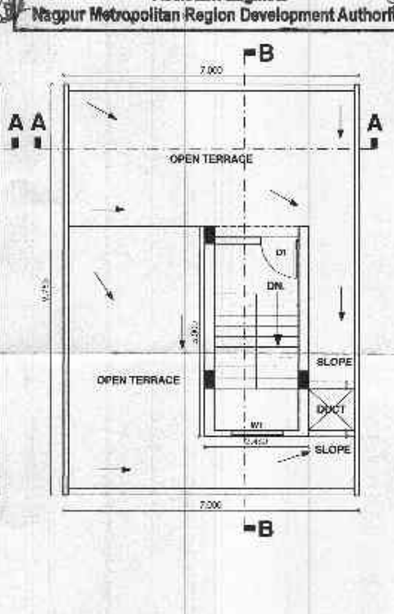
OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South/NGP(R)/No-BUL-P-087/20210804111/220/846
SANCTIONED 3/9/21
Assistant Engineer
Nagpur Metropolitan Region Development Authority



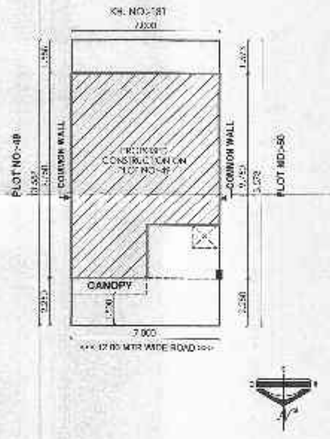

GROUND FLOOR PLAN
SCALE 1:100




FIRST FLOOR PLAN
SCALE 1:100




TERRACE FLOOR PLAN
SCALE 1:100




SITE PLAN
SCALE 1:200

Design Cell
"The Edge", 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980159, +91-712-2980156
E-mail-design_cell@rediffmail.com.
Visit us at : www.designcellindia.net

design cell
ARCHITECTS PLANNERS & INTERIOR DESIGNERS