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)/ 600		Dispatch Date : 6/01/2023
To,		2022052374
Name of the Person	मे. लेवरेज रियालीटीस तर्फे भागीदार श्री आदित्य उमेश गुप्ता	
Adress of the Applicant	गिरीश हाईटस एल आय सी चौक सदर नागपूर ४४०००१	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. 090520225/2022052374/2916	Date : 04-Jan-2023
Site of Proposed Work, Plot No. :	LAND	
Mouza & Khasra :	Shankarpur-37/1/2/K2	
Layout Name :	Malik Makbuja;shankarpur;37/1/2/K/1 Shankarpur-37/1/2/K/1	

Sir, With reference to your application number 090520225 dated 23-MAY-2022 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 contrivence any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 24/11/2022 As per the Provisions of UDCPR-2020 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 they 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. 210 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 12/7/2022

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 19/09/2022 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competant Authority Dated 8/06/2022 Letter No. MFS/51/2022/458

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 26/09/2022

27. This sanction is subject to the conditions of NOC from Gram Panchayat Shankarpur dated -/-/-

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

29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated 3/03/2022

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated 19/09/2022

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

Enclosure :

One Copy / One Set of Sanctioned Plan

2022052374

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

Copy To:

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

39) This sanction is subject to the condition laid down by Environment Department Letter No.: EC22B038MH166469 Dated: 28/09/2022

Sd/-
Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

40) SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 14/12/2022 OF STRUCTURAL DESIGNER AND APPLICANT

41) This Sanction is Subject to Condition that Flats shall be released as per Condition No. 17 (a to f) Of the Development Agreement Dt. 19/9/2022

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

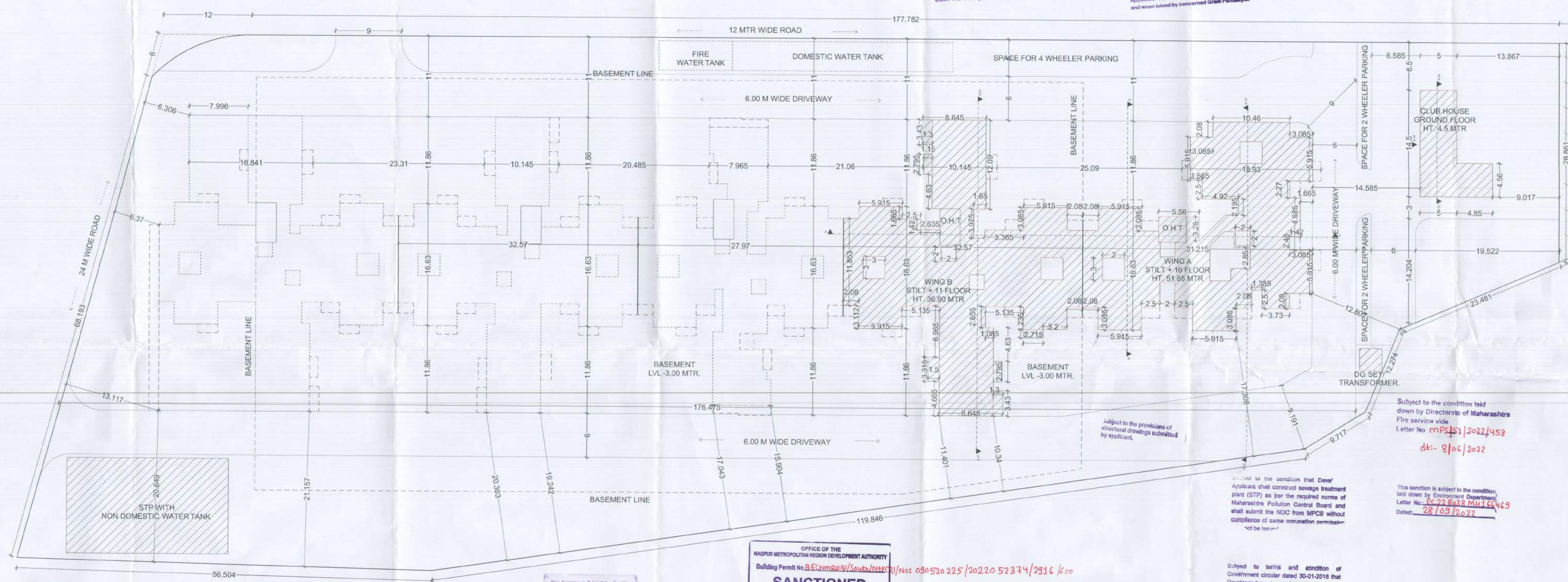
43) Subject to the condition that Deve' Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued

44) Subject to terms and condition o Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

N.M.R.D.A.
L.S. No. CA/2001/28615
L.S. Valid
Up to 31/12/2023

Necessary arrangement for rain water harvesting shall be done/

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



Subject to the provisions of structural drawings submitted by applicant.

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MPS51/2022/458 dt:- 8/06/2022

Subject to the condition that Developer/Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.

This sanction is subject to the condition laid down by Environment Department Letter No. EC22B038MH166469 Dated: 28/09/2022

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 14/12/2022 OF STRUCTURAL DESIGNER AND APPLICANT

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 29/09/2022

This sanction is subject to conditions of N.A. order Dt. 12/03/2022 N.A.T.P. order Dt. ______

This Sanction is Subject to Condition that Flats shall be released as per Condition No 11 of the Development Agreement Dt. 19/3/2022

Subject to Condition of N.O.C from Airport Authority Dt 26/09/2022

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP/NMRDA/South/NRDD/No: 080520225/20220 52374/2916/600
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

SITE PLAN
SCALE (1:200)

TOTAL COVERED AREA STATEMENT										
BUILDING NO.	TOTAL B/U AREA IN SQ.M.	(STAIRCASE LIFT RAMP & LOBBY) NON F.S.I AREA	REFUGE AREA	STILT AREA/ METER ROOM/ GARBAGE ROOM IN SQ.M.	BASEMENT AREA IN SQ.M.	LIFT/ STAIRCASE TOWER AREA IN SQ.M.	O.H.T. IN SQ.M.	U.G.T. IN SQ.M.	AREA UNDER STP IN SQ.M.	TOTAL AREA IN SQ.M.
WING A & B	16569.022	501.203	58.065	1202.325	5943.145	76.497	86.393	300	250	24986.650
CLUB HOUSE	94.616	-	-	-	-	-	-			94.616
TOTAL	16663.638	501.203	58.065	1202.325	5943.145	76.497	86.393	300	250	25081.266

Form of Statement 1				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

Form Statement 2		
Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
1	2	3
WING A	GROUND FLOOR	0
	1ST FLOOR	568.163
	2ND FLOOR	568.163
	3rd FLOOR	568.163
	4th FLOOR	568.163
	5th FLOOR	568.163
	6th FLOOR	568.163
	7th FLOOR	568.163
	8th FLOOR	568.163
	9th FLOOR	568.163
	10th FLOOR	568.163
	11th FLOOR	568.163
	12th FLOOR	568.163
	13th FLOOR	568.163
	14th FLOOR	568.163
	15th FLOOR	568.163
	16th FLOOR	568.163
WING B	GROUND FLOOR	4.523
	1ST FLOOR	680.811
	2nd FLOOR	680.811
	3rd FLOOR	680.811
	4th FLOOR	680.811
	5th FLOOR	680.811
	6th FLOOR	680.811
	7th FLOOR	680.811
	8th FLOOR	670.304
	9th FLOOR	680.811
	10th FLOOR	680.811
	11th FLOOR	676.288

FSI CALCULATION AS PER PROFORMA-1 OF UDCPR-2020 :- BUILT UP AREA CALCULATION

	AREA STATEMENT	PERMISSIBLE (RATION/ AREA IN SQ.M)	PERMISSIBLE (RATION/ AREA IN SQ.M)
a)	Net Plot Area For F.S.I Calculation =		
	(Clause No. 3.9 of UDCPR-2020) or as per layout plan	15598.247	15598.247
b)	Exisiting Built Up Area		
	Net P-Line Built Up Area		
c)	(Clause No.6.6 of UDCPR-2020)		16663.638
d)	Total Area of Exisiting & P-Line Built Up Area		16663.638
	Dividing Factor 1.6 to Arrive		
e)	Basic F.S.I + Premium F.S.I TDR :- P-Line Area/(1.6)	16663.638/1.6	10414.774
	Permissible Ancillary F.S.I		
f)	(Clause No.6.3 Table No.6-G Note 1 of UDCPR-2020) :- c-e =	6248.864	nil
	Permissible Basic F.S.I / Bui;t Up Area :- (1.1 x a) =		
g)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =	1.1/17158.072	1.07/16663.638
	Permissible Aditional F.S.I On Premium :- (0.3 x a)		
h)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =	0.3/ 4679.474	nil
	Permissible TDR :- (g x Permiossible TDR)		
i)	(Clause No.6.3 Table No.6-G of UDCPR-2020) =		nil
	Permissible TDR :- (g x Permiossible TDR)		
J)	Permissible TDR For Road Widening With Complience Of Clause No. 7.2		nil
K)	Total Entitlement Of FSI	28086.41	16663.638
i)	Maximum Building Potential On Land :-		
	(Excluding Ancillary FSI)	21837.546	16663.638

TOTAL BUILT UP AREA STATEMENT FOR RESIDENTIAL BUILDING

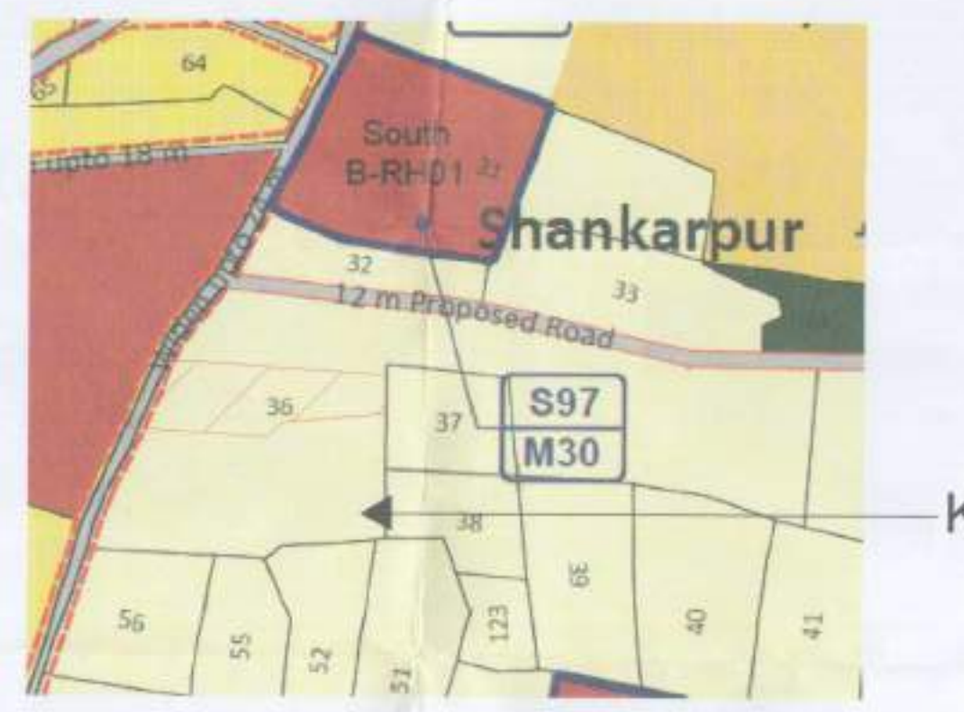
SR.NO.	BUILDING NO.	GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	TOTAL AREA IN SQ.M.
		FLOOR DESCRIPTION																	
1	WING A	0	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	568.163	9090.608
2	WING B	4.523	680.811	680.811	680.811	680.811	680.811	680.811	680.811	670.304	680.811	680.811	676.288	-	-	-	-	-	7478.414
3	CLUB HOUSE	94.616	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94.616
	TOTAL	99.139	1248.974	1248.974	1248.974	1248.974	1248.974	1248.974	1248.974	1238.467	1248.974	1248.974	1244.4505	568.163	568.163	568.163	568.163	568.163	16663.638
	TOTAL BUILT UP AREA STATEMENT FOR RESIDENTIAL BUILDING																		16663.638

TOTAL GROSS AREA FOR RESIDENTIAL BUILDING					
BUILDING NO.	TOTAL B/U AREA IN SQ.M.	REFUGE AREA IN SQ.M.	STILT AREA IN SQ.M.	BASEMENT AREA IN SQ.M.	TOTAL AREA IN SQ.M.
WING A	9090.608	38.63	1177.789	5943.145	10307.02716
WING B	7478.414	19.435			13440.9935
CLUB HOUSE	94.616	-	-	-	94.616
TOTAL	16663.638	58.065	1177.789	5943.145	23842.6367

AREA CALCULATION - TYPICAL 8TH & 13 REFUGE FLOOR		
S.no.	Discription	Total B/u Area in Sq.M.
1	WING A	568.163
2	WING B	670.304
TOTAL B/U AREA PER FLOOR		1238.467

AREA CALCULATION - TYPICAL 1ST TO 7TH, 9TH TO 12TH & 14TH TO 16TH FLOOR		
S.no.	Discription	Total B/u Area in Sq.M.
1	WING A	568.163
2	WING B	680.811
TOTAL B/U AREA PER FLOOR		1248.974

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT						
SR. NO.	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTEMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHEMENT TO FLAT
1	WING A	STILT + 16 FLOOR	01 & 02	63.608	10.849	-
			03	65.931	9.011	-
			04	63.81	9.281	-
			05 & 06	64.067	8.855	-
2	WING B	STILT + 11 FLOOR	01,02,04 & 05	74.181	8.855	-
			03 & 06	87.374	16.839	-



K.H.NO.37 (P)

DP SHEET NO.97
SCALE (N.T.S)

SUBMISSION DRAWING 01/10

PROPOSED RESIDENTIAL GROUP HOUSING LAYOUT PLAN SITUATED AT S. NO. 37/1/2/K2, P.H. NO. 42, MOUZA - SHANKARPUR, TAH - NAGPUR (GRAMIN), BELONGING TO - M/s LEVERAGE REALITIES THROUGH PARTNER SHRI ADITYA GUPTA

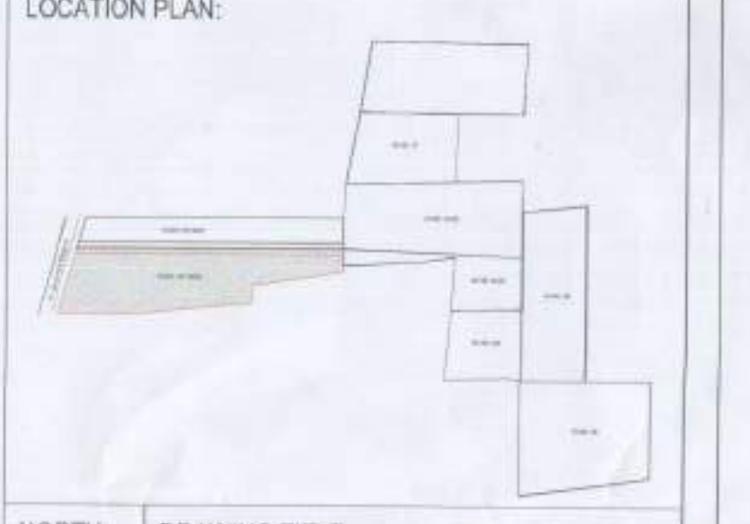
APPROVAL STAMP:

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 Records/ Land Records Department/City Survey records.

Signature M/s Ekveera Architects
(Name of Architect/ Licensed Engineer/ Supervisor)
Ar. Parag Konwad
Authorised Signatory

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

LOCATION PLAN:



NORTH: N	DRAWING TITLE: SITE PLAN
SCALE: 1:200	DATE: 31.03.2022
OWNER: M/s LEVERAGE REALITIES, THROUGH PARTNER SHRI ADITYA GUPTA	SIGNATURE: LEVERAGE REALITIES PARTNER
ARCHITECT: EKVEERA ARCHITECTS	SIGNATURE: M/s Ekveera Architects Authorised Signatory

NMRDA/CA/2001/28615/329