

BRICKPLOT

Site-Visit Checklist — Is Const of 96 HIG ts and 140 MIG ts on plot No.5 and 6, Empress Mill no.5, Subhash Road, Nagpur Nagpur Safe to Buy? Independent Risk Assessment 2026

Customised for this project · Bengaluru · RERA: Not on file · Promised possession: Not disclosed · Generated 2026-05-28

Site arrival — first 15 minutes

- Photograph the project entrance gate, project name board, RERA-mandated banner with registration number (compare against page 1 of this checklist).
- Note the actual address — match against RERA filing + sale brochure. Discrepancies in plot survey number are a serious red flag.
- Take a wide-angle photo of the surrounding 200m — what is actually next door? (HT lines, drainage, slum, factory, graveyard, low-lying flood basin)

Sales-office documents — ask to see and photograph

- Original sanctioned building plan stamped by the planning authority (BBMP/MCGM/etc). Verify the storey count + setback + carpet area against the brochure
- Fire NOC certificate (visible at site office is mandatory). Note the expiry date.
- Pollution Board (KSPCB) Consent to Establish + Consent to Operate. CTO is required before occupancy.
- Water Supply NOC from BWSSB / municipal authority. Ask: is water supplied from Cauvery/Krishna mainline, or is the project relying on borewell? Get this in writing.
- OC (Occupancy Certificate) — if ready-to-move, demand to see it. If the builder says "applied for", get a copy of the application acknowledgment with the receiving authority's stamp.
- Latest RERA Form B (architect drawings) + sanctioned-plan diff. Builders sometimes file one plan with RERA and another with the municipal authority.
- Project-completion timeline written in the builder's own letterhead — match against the RERA-filed possession date.

Inside the sample/show flat

- Carpet area test — use a measuring tape (or laser). Sample flats sometimes have non-standard finishes. Confirm the actual carpet area matches RERA Form A.
- Wall thickness — measure at door frames. Industry standard: external 200mm, internal 100mm. Thinner walls = sound + thermal issues.
- Window orientation — note cardinal direction. Confirm cross-ventilation and natural light claims.
- Floor level — check for slope using a phone bubble level or a coin. Uneven flooring at sample flat predicts uneven flooring throughout.
- Sound test — close all windows + doors and listen for highway noise, neighbour noise, lift shaft noise.
- Plumbing — flush every fitting, run every tap for 2 minutes. Check water pressure. Look at exposed pipe under sinks for corrosion.
- Electrical — count plug points per room; verify standard 5A + 15A + AC point distribution. Check for visible loose wiring.
- Vastu (if relevant) — main door direction, kitchen position, master bedroom orientation. Decide whether mismatches are deal-breakers BEFORE you walk in.

Common areas + amenities

- Lift — ride to the top floor + back. Note any noise, vibration, slow-door issues. Ask: is the lift maintenance contract with the OEM or third-party?
- Parking — count parking ratio (spots vs units). 1.0 is minimum for mid-premium; 1.5+ for luxury.
- Clubhouse — verify the amenities promised in the brochure are physically present, not "coming soon".

- STP (sewage treatment plant) — ask to see it. Smell test. Confirm CPCB-compliant capacity for the unit count.
- Drainage — walk the project low-points during or just after rain if possible. Standing water predicts long-term issues.
- Garbage collection point — is it segregated? Where is it located relative to clubhouse + units?

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Builder/sales rep — questions to ask verbatim

- "What is the exact handover date on the sale agreement, and what is the per-day penalty for delay beyond that?" Note the answer.
- "List every bank that has approved this project for home loans (APF). Show me the bank letters."
- "How is the maintenance corpus structured for the first 2 years? Who controls it before the resident welfare association forms?"
- "What is the GST applicability + stamp duty for my exact unit configuration?"
- "Show me a list of buyers from the previous tower/phase whose units have already been handed over. I want to talk to two of them."
- "Are there any active RERA complaints or NCLT proceedings against the promoter or any group company?"

Before you leave — verify on phone

- Open the RERA portal on your phone (rera.karnataka.gov.in / state-equivalent). Look up the project. Cross-check possession date, builder name, project ID.
- Open eAasthi (BBMP) — look up the Khata status of the project plot.
- Photograph the builder's sales agreement template. Take it home and read every clause. Do NOT sign anything on the day of the visit.
- Do not pay any "booking amount" without 48 hours of cool-off time. Walk-in bookings under pressure are the #1 reason buyers later regret a deal.

After the visit — within 48 hours

- Re-read the brickplot.com/is-const-of-96-hig-ts-and-140-mig-ts-on-plot-no-5-and-6-empress-mill-no-5-subhash-road-nagpur-nagpur-safe-to-buy-independent-risk-assessment-2026 page with the photos you took side-by-side. Does what you saw match what the page describes?
- Email the builder asking for written answers to any unresolved verbal claims. Verbal promises are unenforceable; written is.
- Compare the builder's quoted price against Brickplot's Fair Price Calculator (brickplot.com/tools/fair-price).
- Decision: Buy / Walk Away / Negotiate. If "Negotiate", consider Brickplot's 12,999 Negotiation Brief or 14,999 Verified Documents bundle on /consult.