AMRAVATI MUNICIPAL CORPORATION AMRAVATI
ASSISTANT DIRECTOR OF TOWN PLANNING
RAJKAMAL CHOWK, AMRAVATI -444603
(Telephone No.0721-2561569)
E-mail :- commr.amtcorp@gmail.com

स्वातंत्र्याचा अमृत महोत्सव

FORM-I

FORM FOR OCCUPANCY CERTIFICATE

To,
Sachin K. Ingole
Amravati

Sir,

This is Certify that The Full development work /erection re-erection/ or alteration in of building on **Plot No.2, Survey No. 319/3A, Mouja-Badnera,** Completed under the Supervision of **License Engineer Girish K. Nagpure Regd. No. M/L 01187 (CBSHR/R/APL/00157),** May be occupied subject on the following Conditions.

1) Submission No.0147 Date – 12-09-2019
2) Building Permit No. 235 Date – 09-12-2019
3) Submission by Architect Appendix 'H' Date – 05-08-2021

One set of Completion plan duly certified is returned herewith.

Occupancy No. 68

Date 22/02/2022

Office Stamp अमरावती महानगरपालिका AMC अमरावती

Assistant Director of Town Planning
Mahanagar Palika, Amravati

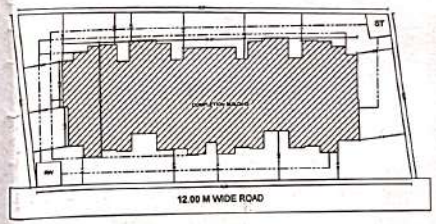
Asst. Director of Town Planning
Amravati Municipal Corporation
Amravati

FLOOR WISE FSI STATEMENT: SANCTIONED SAU AREA FLOOR WISE AREA STATEMENT

FLOORS	FSI AREA				EXISTING FSI AREA				BALCONY					PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	OPEN	ENC.	TOTAL	FREE 10%	EXCESS					
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.09	0.00	0.00	35.42	8.00	35.42	40.81	0.00	0.00	30.87	1.88	4	371.09
FOURTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.09	0.00	0.00	35.42	8.00	35.42	40.81	0.00	0.00	30.87	1.88	4	371.09
THIRD FLOOR	0.00	0.00	0.00	0.00	0.00	371.09	0.00	0.00	35.42	8.00	35.42	40.81	0.00	0.00	30.87	1.88	4	371.09
SECOND FLOOR	0.00	0.00	0.00	0.00	0.00	371.09	0.00	0.00	35.42	8.00	35.42	40.81	0.00	0.00	30.87	1.88	4	371.09
FIRST FLOOR	0.00	0.00	0.00	0.00	0.00	371.09	0.00	0.00	35.44	8.00	35.44	40.81	0.00	0.00	30.87	1.88	4	371.09
GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	0.00	0.00	0.00	161.88	1,854.45	0.00	0.00	177.17	8.00	177.17	204.09	0.00	0.00	154.33	37.60	20	1854.45

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				EXISTING FSI AREA				BALCONY					PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	OPEN	ENC.	TOTAL	FREE 10%	EXCESS					
A1 (BUILDING)	0.00	0.00	0.00	0.00	161.88	1,854.45	0.00	0.00	177.17	8.00	177.17	204.09	0.00	0.00	154.33	37.60	20	1818.78
Total	0.00	0.00	0.00	0.00	161.88	1,854.45	0.00	0.00	177.17	8.00	177.17	204.09	0.00	0.00	154.33	37.60	20	1818.78



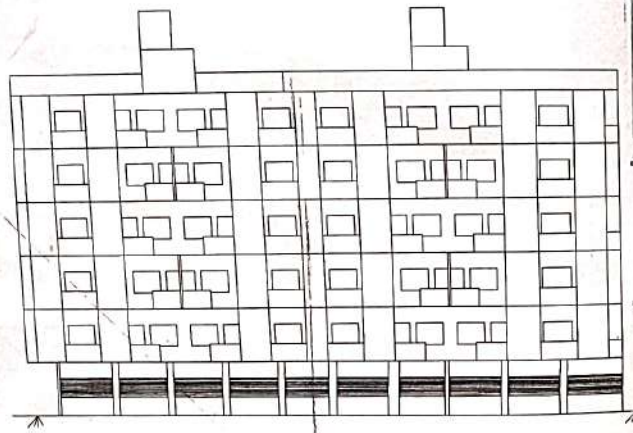
LAYOUT PLAN (Scale - 1:200)

SCHEDULE OF OPENINGS A (BUILDING)

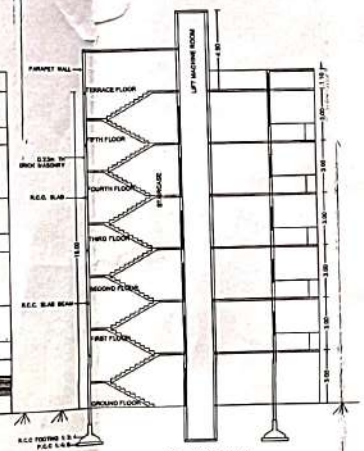
NAME	LENGTH	HEIGHT	NOS.
D	0.46	2.10	02
D	0.83	2.10	09
D	0.88	2.10	01
D	0.76	2.10	01
D	0.76	2.10	09
D	0.90	2.10	03
D	0.83	2.10	02
D	0.88	2.10	09
D	0.93	2.10	02
D	0.84	2.10	22
D	1.00	2.10	01
D	1.02	2.10	02
D	1.11	2.10	09
D	1.20	2.10	01
D	1.36	2.10	02
D	1.38	2.10	01

SCHEDULE OF OPENINGS A (BUILDING)

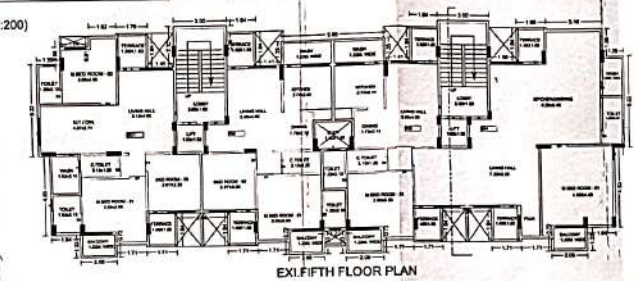
NAME	LENGTH	HEIGHT	NOS.
W	0.50	1.20	36
W	0.61	1.20	37
W	0.65	1.20	34
W	0.68	1.20	40
W	0.69	1.20	32
W	0.74	1.20	32
W	0.86	1.20	32
W	0.71	1.20	32
W	0.72	1.20	32
W	0.76	1.20	32
W	0.80	1.20	32
W	0.85	1.20	32
W	0.90	1.20	32
W	1.10	1.20	32
W	1.19	1.20	32
W	1.20	1.20	31
W	1.22	1.20	32
W	1.23	1.20	31
W	1.25	1.20	31
W	1.28	1.20	32
W	1.42	1.20	32
W	1.50	1.20	32
W	1.51	1.20	31
W	1.53	1.20	32
W	1.56	1.20	32
W	1.57	1.20	31
W	1.58	1.20	32
W	1.77	1.20	32
W	2.01	1.20	32
W	2.06	1.20	32
W	2.12	1.20	31
W	2.22	1.20	31
W	2.47	1.20	31
W	2.50	1.20	31



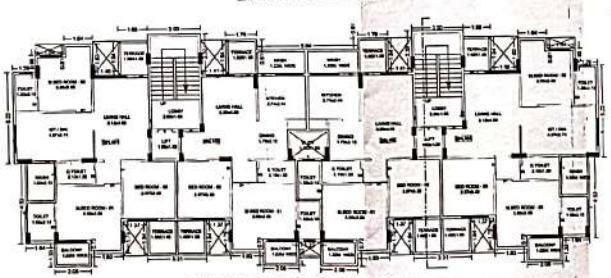
ELEVATION



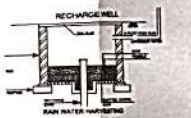
SECTION A A'



EXI.FIFTH FLOOR PLAN

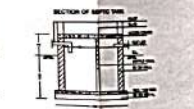


EXI.TYPICAL 2ND & 4TH FLOOR PLAN



RECHARGE WELL

RAIN WATER HARVESTING

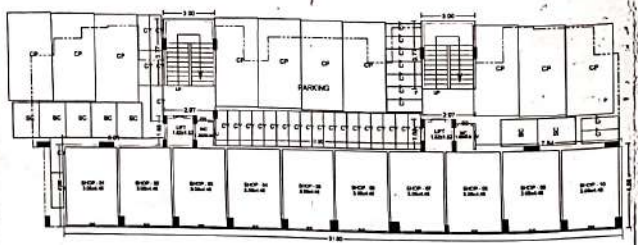


SECTION OF SEPTIC TANK

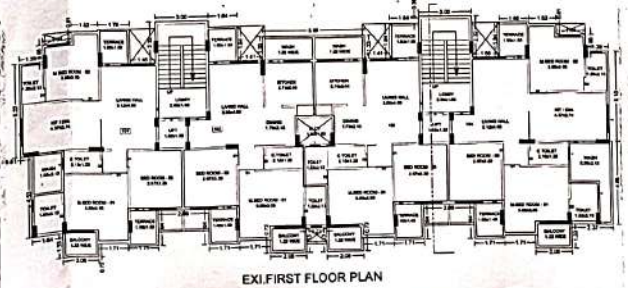


Triangle	Area
A-01	364.27
A-02	431.89
Total (PLOT)	844.39

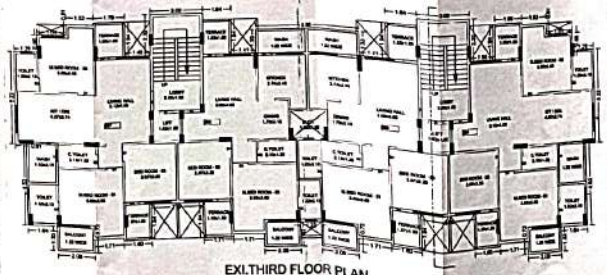
Triangulation (Scale - 1:500)



EXI.GROUND FLOOR PLAN



EXI.FIRST FLOOR PLAN



EXI.THIRD FLOOR PLAN

SEAL OF APPROVAL

OCCUPANCY CERTIFICATE

NO. ff DATE: 23/02/2022

AMC

Architect Directorate of Town Planning
Aurangabad Panel, Aurangabad

PROFORMA-I AREA SATEMENT

COMPLETION DRAWING OF COMM+RESEDENTIAL APARTMENT SHRI. SACHIN K. INGOLE
AT S.NO. 319/3A, PLOT NO - 2
MAUJE - BADNERA

AREA STATEMENT	
1. Particulars of plot	
(a) Area of plot (as per measurement)	797.00Sq.M
(b) As per approved plan	797.00Sq.M
(c) As per D.P. remarks	797.00Sq.M
2. Deductions for	
(a) Proposed D.P. / T.P. Road widening area	0.00 Sq.M
(b) Any other	0.00 Sq.M
(c) Area of R.G.	0.00 Sq.M
Total (1-2)	797.00Sq.M
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
(a) Required	0.00 Sq.M
(b) Adjustment of 30% of Reg.	0.00 Sq.M
(c) Balance Required	0.00 Sq.M
5. Net Plot Area (3-4 (c))	797.00Sq.M
6. Recreational Open space (if applicable)	
(a) Required	0.00 Sq.M
(b) Proposed	0.00 Sq.M
7. Internal Road Area	0.00 Sq.M
8. Permissible FSI (if applicable)	797.00Sq.M
9. Built up area with reference to Zonal F.S.I. as per local road width (In No. Setback FSI)	1.0 854.70 Sq.M
10. Additional FSI on payment of premium	
(a) Maximum permissible premium FSI- based on road wise/ FSI/ Zones	0.00 Sq.M
(b) Proposed FSI on payment of premium	0.00 329.10 Sq.M
11. In situ FSI / TDR potential	
(a) In situ area against D.P. road [(2.0 x 34.0m)+(1 nos) = 0 sq.m]	0.00 Sq.M
(b) In situ area against Amenity Space (Deemed area)	0.00 Sq.M
[( ) in situ FSI area	0.00
(c) Total In-situ / TDR loading potential (11 (a) +(b)+(c)= 0	0.00 Sq.M
12. Additional FSI area below Chajjeh No. 7	0.00 Sq.M
13. Total permissible FSI on the proposed	1183.80 Sq.M
(a) [9+10(c)+12] or 13 whichever is applicable	1183.80 Sq.M
(b) Total built up area (FSI upto 20% with payment of charges	0.00 Sq.M
(c) Total permissible FSI	1183.80Sq.M
14. Maximum permissible base of FSI / loading potential Permissible as per Zone (Clause 3.4 (a) Residential & 3.4 (c) & (e) commercial) i.e. 1.0 & 1.25	1422.96 Sq.M
15. Total Built up area proposed (including area at S.No.11)	1312.79 Sq.M
(a) Existing Built up area	0.00 Sq.M
(b) Proposed Built up area (as per Index)	1312.79 Sq.M
(c) Total (a+b)	1312.79 Sq.M
16. F.S.I. Consumed (15/13) (should not be more than 100% in general.)	1.10
(a) Less for balcony projecting 2 Mtr.	
(b) Proposed (20% of S.No.3)	
(c) Total	
Certificate of Area :	

I/We certified that the plan area statements and as per my/our measurement of plots, no plot, plot area or any part of it is encroached on any road line and no construction activity have been done. I/We undertake to abide by all the terms and conditions mentioned in the development permission issued by the Town Planning Department / Municipal Council / Gram Panchayat.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration :

I/We undertake that the work will be carried out by me/us under the supervision of Licensed Engineer/ Supervisor and I/We undertake to inform the Municipal Council / Gram Panchayat before commencement of the work and after completion of the work.

Owner's Name and Signature

SHRI. SACHIN K. INGOLE

Architect/ Licensed Engineer/ Supervisor name and signature

GIRISH NAGPURE

Civil Engineer

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P50300024637

Project: ***KESHAV EMPIRE PHASE I****, Plot Bearing / CTS / Survey / Final Plot No.:* ***Sr No 319/3A at Amravati (M Corp.), Amravati, Amravati, 444601;***

1. Mr./Ms. **Sachin Keshaorao Ingole** son/daughter of Mr./Ms. **Keshaorao Ingole** *Tehsil: Amravati, District: Amravati, Pin: 444601,* situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **24/02/2020** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:25-02-2020 03:00:48

Dated: **24/02/2020**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority