

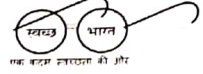


MUNICIPAL COUNCIL PULGAON DIST. WARDHA

e-mail- pulgaonnagarparishad@gmail.com

Landline no. 07158-282128

Toll Free no. 18002332694



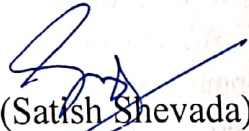
MCP/Planning/OC/ 1093 /2022 Date :- 23/12/2022

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Construction of Building G + 4 th Floor of Sadguru Associates through its partners 1) Shri. Madhusudan Gandhi 2) Shri. Pravin Chandak and 3) Shri. Hanumandas Chandak with built up area 1771.01 sqm for Ground Floor 432.93 sq.m, 1st floor 358.86 sq.m , 2nd Floor 358.86 sq. m, 3rd Floor 358.86 sq. m and 4th Floor 358.86 sq. m for Mixed Use purpose on 750.81 Sqm on land bearing in S. No. 453 Plot no. 2,3,4 Mauja Gunjkhedha Taluka Deoli Dist. Wardha vide order No. नपपु/नरवि/कावी-१५२/२१ दि. १२/०२/२०२१ as per submitted completion drawing and sanctioned plan under the supervision of **Shri. Rohit Bharambe** Registered Architect (License Registered No. COA/2010/49947) and has been inspected on 22/12/2022 and I declare the development has been carried out in accordance with regulation and the condition stipulated in the commencement certificate CCWPM/B/2019/APL/00012 Date 14/06/2019 and Revised permission नपपु/नरवि/कावी-१५२/२१ दि. १२/०२/२०२१ permitted to the occupied Subject to the following conditions.

- 1) No physical possession to any other person shall be handed over by the applicant owner unless power supply and potable water is made available in the Residential building.
- 2) Applicant will have to provide necessary infrastructure facilities on the site and also the improvement / repairs to them will have to be done at your own cost and risk to the standards that may be specified by the planning Authority any time in future. These infrastructures are mainly the drainage arrangements for storm water disposal by putting pump rooms e t c. electric arrangements and improvement, shifting of poles to suitable location, collection of solid waste, arrangement for conveyance condition in the surrounding area, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate condition it shall be lawful for the Pulgaon city municipal Council to direct the removal or alteration of any building or structure erected or use contrary to the provision of this Pulgaon city municipal Council may cause the same to be carried out and recover the cost of carrying out be same from grantee/successors every person deriving titles through or under them.
- 4) The applicants are suggested to provide wasted disposal unit a location accessible to the municipal sweepers for non-biodegradable & biodegradable waste respectively.
- 5) Pulgaon city municipal Council reserves the right to enter the premises for inspection of maintenance of infrastructure facility during reasonable hours of the day and with prior notice.

- 6) In the event of your obtaining occupancy certificate by suppressing any vital information on submitting forged/ unauthenticated documents, suppressing any out order, this occupancy certificate is liable to be cancelled. You are responsible for this type of lapse on your part and Municipal Council is not responsible for any consequences arising out of above act of yours if any, while obtaining the occupancy certificate.
- 7) After complying with the conditions of all and complying with legal orders of any other forum only you shall give occupancy.
- 8) The applicant shall abide by the conditions mentioned in the N.A. order & commencement certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both central and state, governing the development lies with you. Municipal Council is not responsible for non-compliance of any of the statutory requirements by you.
- 9) Responsibility of applicants for providing fire protection equipment's is mandatory.

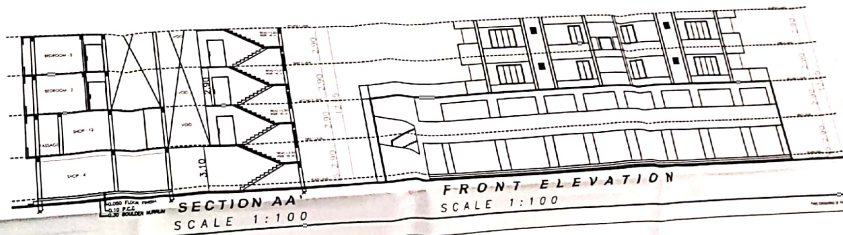
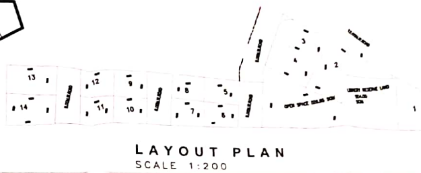
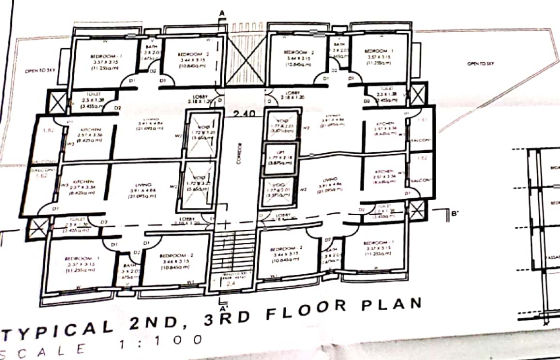
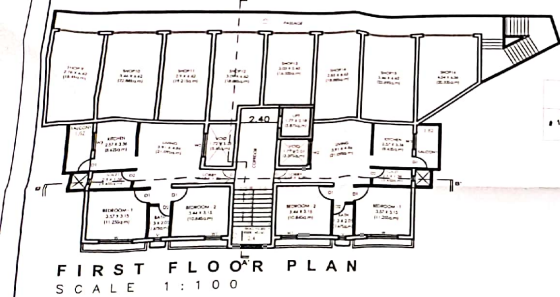
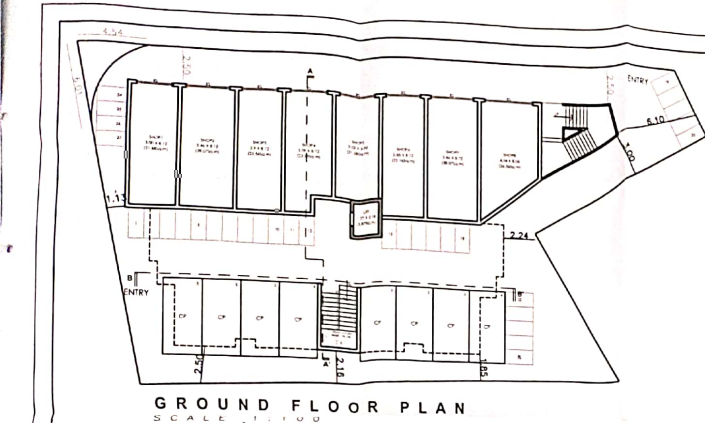

(Satish Shevada)
Chief Officer
Municipal Council Pulgaon

Copy To,

Sadguru Associates through its partners

- 1) Shri. Madhusudan Gandhi
- 2) Shri. Pravin Chandak and
- 3) Shri. Hanumandas Chandak

for Necessary Information.



12M WIDE ROAD

9M WIDE ROAD

SITE PLAN
SCALE 1:200



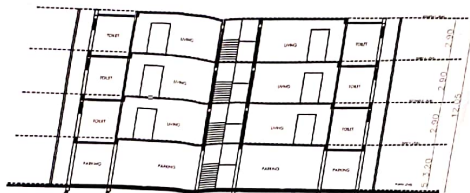
PROPOSED SITE

SCHEDULE OF OPENINGS

Sl. No.	Particulars	Quantity	Unit	Rate	Total
1	1.0000	1	m	100.00	100.00
2	1.0000	1	m	100.00	100.00
3	1.0000	1	m	100.00	100.00
4	1.0000	1	m	100.00	100.00
5	1.0000	1	m	100.00	100.00
6	1.0000	1	m	100.00	100.00
7	1.0000	1	m	100.00	100.00
8	1.0000	1	m	100.00	100.00
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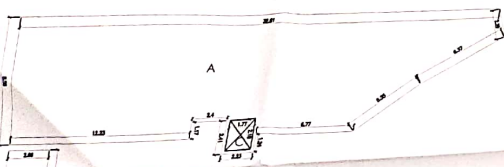
PARKING STATEMENT

Sl. No.	Particulars	Quantity	Unit	Rate	Total
1	1.0000	1	m	100.00	100.00
2	1.0000	1	m	100.00	100.00
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8	1.0000	1	m	100.00	100.00
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11	1.0000	1	m	100.00	100.00
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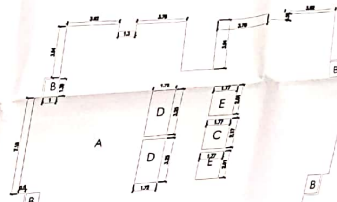


SECTION BB'
SCALE 1:100

COMMERCIAL		
FLOOR DETAIL	SHOP	CARPET AREA (SQ.M)
GROUND FLOOR	SHOP-1	23.68
	SHOP-2	18.07
	SHOP-3	13.56
	SHOP-4	23.53
	SHOP-5	21.08
	SHOP-6	23.16
	SHOP-7	18.07
	SHOP-8	26.36
	SHOP-9	18.4
	SHOP-10	22.88
FIRST FLOOR	SHOP-11	19.21
	SHOP-12	18.88
	SHOP-13	16.53
	SHOP-14	18.88
	SHOP-15	22.89
	SHOP-16	20.33
	TOTAL	353.94

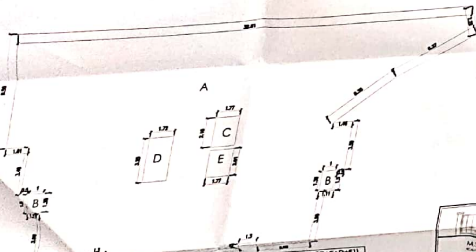


P-LINE AREA CALCULATION GROUND FLOOR



P-LINE AREA CALCULATION 2nd,3rd FLOOR

CARPET AREA = 64 SQ.M
SCALE 1:100



P-LINE AREA CALCULATION FIRST FLOOR

DETAILS	AREA (SQ.M)
TOTAL FLOOR AREA	275.32
AREA ADDED FOR NAT. COVERAGE	162.32
TOTAL AREA	437.64

RESIDENTIAL (14.00 SQ. M CARPET AREA PER FLAT)		
FLOOR	NO. OF FLATS	CARPET AREA (SQ.M)
GROUND FLOOR	0	0
FIRST FLOOR	2	28.00
SECOND FLOOR	4	56.00
THIRD FLOOR	2	28.00
TOTAL	8	112.00

NOTE: CARPET AREA OF ALL FLATS IS 112 SQ.M

SCHEDULE OF OPENINGS		
NO.	DESCRIPTION	AREA (SQ.M)

1	1.00 SQ. M	1.00
2	2.00 SQ. M	2.00
3	3.00 SQ. M	3.00
4	4.00 SQ. M	4.00
5	5.00 SQ. M	5.00
6	6.00 SQ. M	6.00
7	7.00 SQ. M	7.00
8	8.00 SQ. M	8.00
9	9.00 SQ. M	9.00
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96	96.00 SQ. M	96.00
97	97.00 SQ. M	97.00
98	98.00 SQ. M	98.00
99	99.00 SQ. M	99.00
100	100.00 SQ. M	100.00

PARKING STATEMENT		
NO.	TYPE	AREA (SQ.M)

1	1.00 SQ. M	1.00
2	2.00 SQ. M	2.00
3	3.00 SQ. M	3.00
4	4.00 SQ. M	4.00
5	5.00 SQ. M	5.00
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21	21.00 SQ. M	21.00
22	22.00 SQ. M	22.00
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51	51.00 SQ. M	51.00
52	52.00 SQ. M	52.00
53	53.00 SQ. M	53.00
54	54.00 SQ. M	54.00
55	55.00 SQ. M	55.00
56	56.00 SQ. M	56.00
57	57.00 SQ. M	57.00
58	58.00 SQ. M	58.00
59	59.00 SQ. M	59.00
60	60.00 SQ. M	60.00
61	61.00 SQ. M	61.00
62	62.00 SQ. M	62.00
63	63.00 SQ. M	63.00
64	64.00 SQ. M	64.00
65	65.00 SQ. M	65.00
66	66.00 SQ. M	66.00
67	67.00 SQ. M	67.00
68	68.00 SQ. M	68.00
69	69.00 SQ. M	69.00
70	70.00 SQ. M	70.00
71	71.00 SQ. M	71.00
72	72.00 SQ. M	72.00
73	73.00 SQ. M	73.00
74	74.00 SQ. M	74.00
75	75.00 SQ. M	75.00
76	76.00 SQ. M	76.00
77	77.00 SQ. M	77.00
78	78.00 SQ. M	78.00
79	79.00 SQ. M	79.00
80	80.00 SQ. M	80.00
81	81.00 SQ. M	81.00
82	82.00 SQ. M	82.00
83	83.00 SQ. M	83.00
84	84.00 SQ. M	84.00
85	85.00 SQ. M	85.00
86	86.00 SQ. M	86.00
87	87.00 SQ. M	87.00
88	88.00 SQ. M	88.00
89	89.00 SQ. M	89.00
90	90.00 SQ. M	90.00
91	91.00 SQ. M	91.00
92	92.00 SQ. M	92.00
93	93.00 SQ. M	93.00
94	94.00 SQ. M	94.00
95	95.00 SQ. M	95.00
96	96.00 SQ. M	96.00
97	97.00 SQ. M	97.00
98	98.00 SQ. M	98.00
99	99.00 SQ. M	99.00
100	100.00 SQ. M	100.00

PARKING PROVIDED		
NO.	TYPE	AREA (SQ.M)

1	1.00 SQ. M	1.00
2	2.00 SQ. M	2.00
3	3.00 SQ. M	3.00
4	4.00 SQ. M	4.00
5	5.00 SQ. M	5.00
6	6.00 SQ. M	6.00
7	7.00 SQ. M	7.00
8	8.00 SQ. M	8.00
9	9.00 SQ. M	9.00
10	10.00 SQ. M	10.00
11	11.00 SQ. M	11.00
12	12.00 SQ. M	12.00
13	13.00 SQ. M	13.00
14	14.00 SQ. M	14.00
15	15.00 SQ. M	15.00
16	16.00 SQ. M	16.00
17	17.00 SQ. M	17.00
18	18.00 SQ. M	18.00
19	19.00 SQ. M	19.00
20	20.00 SQ. M	20.00
21	21.00 SQ. M	21.00
22	22.00 SQ. M	22.00
23	23.00 SQ. M	23.00
24	24.00 SQ. M	24.00
25	25.00 SQ. M	25.00
26	26.00 SQ. M	26.00
27	27.00 SQ. M	27.00
28	28.00 SQ. M	28.00
29	29.00 SQ. M	29.00
30	30.00 SQ. M	30.00
31	31.00 SQ. M	31.00
32	32.00 SQ. M	32.00
33	33.00 SQ. M	33.00
34	34.00 SQ. M	34.00
35	35.00 SQ. M	35.00
36	36.00 SQ. M	36.00
37	37.00 SQ. M	37.00
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39	39.00 SQ. M	39.00
40	40.00 SQ. M	40.00
41	41.00 SQ. M	41.00
42	42.00 SQ. M	42.00
43	43.00 SQ. M	43.00
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45	45.00 SQ. M	45.00
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48	48.00 SQ. M	48.00
49	49.00 SQ. M	49.00
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86	86.00 SQ. M	86.00
87	87.00 SQ. M	87.00
88	88.00 SQ. M	88.00
89	89.00 SQ. M	89.00