कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

email:-npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भो.प्र./२२३६

दिनांक :-१८/१२/२०२४.

APPENDIX 'H'

PART OCCUPANCY CERTIFICATE

To,

i) M/s. Luxora Infrastructure Pvt. Ltd. Through
Shri. Umesh Narayanrao Patankar
R/o. Ranapratap nagar, Nagpur.

ii) Architect Sachin Kukade

Ref – 1. Your application no. 7547, Dated :- 25/09/2024.

2. Hon. Collector Nagpur building permit no – रामाक्रं २३९/NAP-३४/२०१९-२० Dated – 08/07/2020

3. SEIAA proposal no – SAI/MH/INFRA2/474794/2024 Dated – 09/12/2024

4. MPCB consent to establish dated – 08/10/2008.

5. Final Fire safety Approval Certificate of Chief officer, Municipal Corporation Nagpur Letter No. FES/105/CFO, Dt. 22/11/2024.

The **Part Occupancy** of building on Revenue Mouza;- Pipla, Khasara No. 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1, 86-B/1/2, 86-B/2, 87, 88-1,2,3,4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1 (110/4 New), 110/2 (110/5 New), Plot No. (Pocket No. R- 3.6) Building no – 12 (Aspen Building) completed under the supervision of Architect Sachin Kukade License no. CA/2007/39385 may be party occupied for the below mentioned tenements / unit subject to conditions mentioned in this letter.

Tenements for which Occupancy Granted:-

Pocket no R 3.6, Building no -12 Wing A

- Ground Floor :- Flat No. 001 To 003
- First Floor :- Flat No. 101 To 104
- Second Floor :- Flat No. 201 To 204
- Third Floor :- Flat No. 301 To 304
- Forth Floor :- Flat No. 401 To 404
- Fifth Floor :- Flat No. 501 To 504
- Sixth Floor :- Flat No. 601 To 604
- Seventh Floor :- Flat No. 701 To 704

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Pocket no R 3.6, Building no -12 Wing B

- Ground Floor :- Flat No. 001 To 003
- First Floor :- Flat No. 101 To 104

- Second Floor :- Flat No. 201 To 204
- Third Floor :- Flat No. 301 To 304
- Forth Floor :- Flat No. 401 To 404
- Fifth Floor :- Flat No. 501 To 504
- Sixth Floor :- Flat No. 601 To 604
- Seventh Floor :- Flat No. 701 To 704

Pocket no R 3.6, Building no -12 Wing C

- Ground Floor :- Flat No. 001 To 003
- First Floor :- Flat No. 101 To 104
- Second Floor :- Flat No. 201 To 204
- Third Floor :- Flat No. 301 To 304
- Forth Floor :- Flat No. 401 To 404
- Fifth Floor :- Flat No. 501 To 504
- Sixth Floor :- Flat No. 601 To 604
- Seventh Floor :- Flat No. 701 To 704

1. No additional construction shall be commenced by the developer without prior permission of the Planning Authority.
2. If any excess construction is found other than mentioned in ref no 2 building occupancy stands cancelled.
3. Applicant shall only use the portion of the building for which partly occupancy is granted.
4. It is the duty of developer to maintain approach road as shown in the building plan in ref no 2.
5. All portion of the building shall be used for the specific purpose as shown on the sanction building plans.
6. If it is noted that the information, Record plans and other details supplied by the owner /Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provision of M.R.T.P. Act.1966 & M. M. Act. 1965 and the undersign reserve the right to revoke or modify the occupation certificate granted.
7. It is duty of the developer to maintain trees and other infrastructure in the premises mentioned in the commencement certificate.
8. Developer is responsible for structural integrity of the building.
9. Developer is responsible for treatment of solid and liquid waste generated from the premises.
10. Applicant responsible for any accident leading to life or financial loss at above mentioned site. Nagar Panchayat will not be responsible for any life or financial losses at site.
11. Based on Completion Certificate submitted by license architect & Indemnity submitted by applicant.
12. Subject to condition mention in license for working of three lift dated 10/03/2023, 10/03/2023 & 12/10/2023.
13. Subject to condition mentioned MPCB letter mentioned in reference no 4.
14. Subject to condition mentioned in Final Fire safety Approval Certificate of Chief officer, fire & emergency services, Municipal Corporation, Nagpur Dt. 22/11/2024.
15. Subject to all terms and condition mentioned in SEIAA proposal no – SIA/MH/INFRA2/474794/2024 Dated – 09/12/2024
16. All the condition mentioned in hon collector approval -प्रस्तुतकार/विशेष नगर वसाहत सुधारित मंजुरी/जिल्हाधिकारी/कावि-८६५/२०१७ रा.म.क्रं. ०१/एम.आर.सी.-८१/एम.आर.टी.पी./विशेष नगर वसाहत/२००८/२००९ Dated -11/08/2017

17. Subject to Hon director notification no – R.P. Nagpur/Village-Pipala/ITP/TPV-2/3024 Dated – 23/06/2023

If any of the above-mentioned conditions along with condition mentioned in the building permit mentioned in ref no. 2 is breached this Part occupancy certificate stands cancelled.

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Administrator and Chief officer
Nagar Panchayat Besa- Pipla