कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर , जि. नागपुर

email:-npbesapipla@gmail.com

जा. क्र. न.प.बे पि./न.र.वि./भो.प्र./..६२०

दिनांक :-०३ / ०६ /२०२४.

APPENDIX 'H'

PART OCCUPANCY CERTIFICATE

To,

i) M/s Radiance Infraventure Company through partner
Shri. Rajesh Ganeshrao Hiwase & other 5
R/o. Flat no. 1/A, Sagar Jyoti Complex,
Ayodhya Nagar, Nagpur-440024.

ii) Architect Prashant Satpute (CA/1991/13818)

Ref – 1. Your application no. 4153, Dated :- 06/05/2024.

2. Nagpur Metropolitan Region Development Authority Building permit no. B.E. (NMRDA)/South/Nagpur(Rural)/No. MB 9999/20181020182/1695, Dated – 03/04/2019.
3. Nagpur Metropolitan Region Development Authority Revised Building permit no. B.E.(NMRDA)/South/Nagpur(Rural)/No. 17121565/2021021098/2560, Dated – 18/05/2022.
4. Development Agreement Dated:- 11/02/2019.
5. CFO NMRDA Part final Fire Certificate No. CFO/FES/NMRDA/286, Dt.:- 29/4/2024.
6. Nagar Panchayat Besa-Pipla letter no. जा.क्र. न.प.बे.पि./नरवि/स.मुक्त.१७८२, दिनांक २८/१२/२०२३.

The **Part Occupancy** of building on Revenue Mouza;- Pipla, Khasara No. 189/1/A, Plot No. LAND completed under the supervision of Architect Prashant Satpute License no. CA/1991/13818, may be Partly occupied for the below mentioned tenements / shops subject to conditions mentioned in this letter.

Tenements for which Part Occupancy Granted:-

नगर पंचायत बेसा-पिपळा जि.नागपूर

Wing-B

- Ground Floor :- Shop No.001To Shop No. 005
- First Floor :- Flat No. 101 To 103
- Shop No.101To Shop No. 106
- 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
- Eighth Floor :- Flat No. 801 To 804
- Ninth Floor :- Flat No. 901 To 904

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. 3 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 & 3.
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 Panchyat 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. All the condition of development agreement in ref no. 4 shall be binding on applicant.
13. Subject to condition mention in license for working of lift dated 23/04/2024.
14. Subject to MPCB consent to operate dated 09/02/2022.
15. Subject to condition mentioned in part final fire safety approval certificate of CFO,NMRDA, dated 29/04/2024.
16. Applicant is responsible to connect the drain from the building to nearest government drain/nallah, on his/her own cost. If owner / applicant / society fails to do so, then Occupancy stands cancelled.

If any of the above-mentioned conditions along with condition mentioned in the building permit mentioned in ref no. 2 & 3 is breached this part occupancy certificate stands cancelled.

नगर पंचायत बेसा-पिपला जि.नागपूर

Administrator/Chief Officer
Nagar Panchayat Besa- Pipla
Administrator
Nagar Panchayat Besa - Pipla