



No. EE/BP/PMAY/A/MHADA/

/2025

Dated:-

To,

✓ M/s. Sandeep Dwellers Pvt. Ltd.

3C, Gulmohar, Temple Road,

Civil Lines, Nagpur - 440001.

Sub :- Full Occupation certificate for Proposed development of Building No.1 Wing A & Wing B Stilt/ Gr.+7 comprising of 112 EWS & 17 Coven. Shops on Kh. No. 6/1, Plot R1, Mouza Beltarodi, Nagpur under AHP - PPP Model under Pradhan Mantri Awas Yojana .

Ref :- 1) IOA issued by this office vide letter no

EE/BP/PMAY/A/MHADA/108/2020 Dtd.17/08/2020.

2) Plinth C C issued by this office vide letter no

EE/BP/PMAY/A/MHADA/292/2020 Dtd.29/12//2020.

3) Further C C issued by this office vide letter no

EE/BP/PMAY/A/MHADA/424/2021 Dtd.24/11/2021.

4) Amended IOA issued by this office vide letter no

EE/BP/PMAY/A/MHADA/386/2022 Dtd.26/07/2022.

5) Your application letter dated 15/03/2025 for permission of full O.C.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Building No.1 Wing A & Wing B Stilt/ Gr.+7 comprising of 112 EWS & 17 Coven. Shops on Kh. No. 6/1, Plot R1, Mouza Beltarodi, Nagpur under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of M/s. Sandeep Dwellers Pvt. Ltd., Architect Rahul Agarwal (Regn. Lic. No.CA/2009/41949) and Structural Engineer Shri. AAJ Engineer & consultant pvt.ltd (Regn. Lic.No.STATE/R/2022/APL/03859) subject to following conditions.

1. That this OC is without prejudice to legal matters pending in Court of Law if any.
2. Addition / alteration in the approved building plan shall not be allowed & permitted.
3. The periodic maintenance of Common amenities such as Water Supply, Electrical, STP, Drainage, Mechanical & Civil shall be maintained.

4. That the terms & conditions mentioned in Consent to Operate & CFO NOC shall be strictly followed.
5. That the sufficient & safe electric supply & sufficient treated water supply to all tenements allotted shall be provided as per undertaking given by you & if any, dispute/complaints arises regarding the said issue you should resolve it at your own risk & cost, Planning Authority by PMAY/MHADA is not responsible for the same.
6. Functioning of Lifts, DG sets, Rainwater Harvesting system, Solar system, Transformer shall be maintained.
7. That the applicant / Developer / Tenant shall not be allowed to enclosed or to sale the common space such as refuge area, common parking, top terrace (common terrace), open Balcony, open terrace etc. The refuge area, common parking, top terrace (common terrace) shall be open to all.

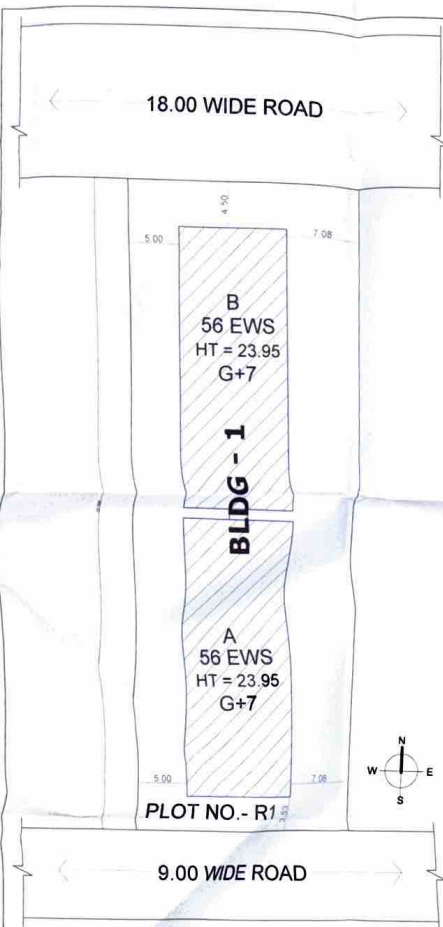
A set of certified completion building plans is returned herewith please.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Architect: Ar. Rahul Agarwala.
- 2 Commissioner , Nagpur Metropolitan Regional Development Authority.
- 3.Chief Officer, Nagpur Board, MHADA.
- 4.Asst. Director of Town Planning, NMRDA , Nagpur.
- 5.Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information
7. Administrator, Nagpur Panchayat Besa-pipla, Tal. Dist-Nagpur

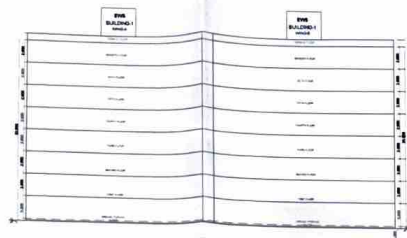
Sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA



LAYOUT PLAN (SCALE 1:200)

PLAN FOR PLOT AREA CALCULATION (SCALE 1:100)

SER. NO.	PLOT SIZE	AREA AS PER DOCUMENTS	AREA AS PER DOCUMENTS
1	23.08 x 8.5	1950.00	1950.00



F.S.I. Non F.S.I. STATEMENT FOR FULL OCCUPATION CERTIFICATE BUILDING-1

BUILDINGS TYPE	WING	NO. OF BUILDING TENEMENT	NO. OF FLOORS	NO. OF BLDG. HT. UNDER	TOTAL PROPOSED P-LINE AREA	COVERED PARKING AREA IN SQ. MT.	OTHER BUILT AREAS	TOTAL AREA (P-LINE AREA + PARKING + OTHER)
1	A	56	7	23.95	4497.756	197.630	6.425	4708.238
1	B	56	7	23.95	4497.756	197.630	6.425	4708.238
1	NOS	112			4497.756	197.630	12.850	4708.238

CALCULATION FOR FULL OCCUPATION CERTIFICATE OF BUILDING-1

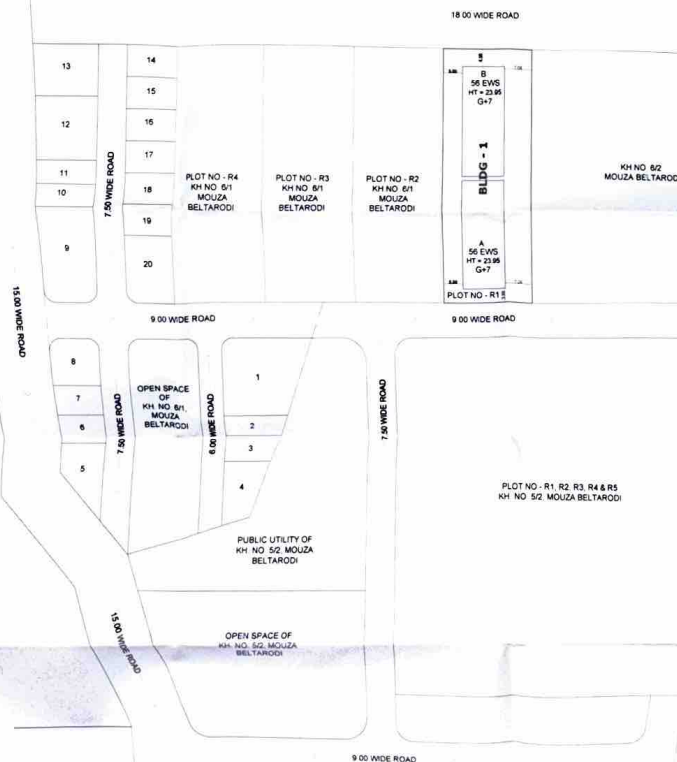
TENEMENTS SHARING AS PER PMAY PPP POLICY

Bldg. No.	Floor	Units	Carpet Area	Category	Units for PMAY	Units for PMAY
1	A Wing	1st to 7th	56	27.415	0.000	56
1	B Wing	1st to 7th	56	27.415	0.000	56
1	NOS		112			112

CALCULATION FOR FULL OCCUPATION CERTIFICATE OF BUILDING-1

BUP AREA SHARING AS PER PMAY PPP POLICY

Bldg. No.	Floor	Units	Carpet Area	Category	Units for PMAY	Units for PMAY
1	A Wing	1st to 7th	56	27.415	0.000	56
1	B Wing	1st to 7th	56	27.415	0.000	56
1	NOS		112			112



SITE PLAN (1:500)



P-LINE AREA FOR FULL OCCUPANCY CERTIFICATE OF BUILDING-1

PROPOSED P-LINE AREA

FLOOR	COMM. AREA	RESI. AREA	TOTAL P-LINE AREA
GROUND	298.252	96.228	394.478
FIRST	0.00	586.040	586.040
SECOND	0.00	586.040	586.040
THIRD	0.00	586.040	586.040
FOURTH	0.00	586.040	586.040
FIFTH	0.00	586.040	586.040
SIXTH	0.00	586.040	586.040
SEVENTH	0.00	586.040	586.040
TOTAL	298.252	4189.308	4487.558

BUILDINGS TYPE

Bldg. No.	Floor	Units	Carpet Area	Category	Units for PMAY	Units for PMAY
1	A Wing	1st to 7th	56	27.415	0.000	56
1	B Wing	1st to 7th	56	27.415	0.000	56
1	NOS		112			112

LOCATION PLAN/ KEY PLAN ON DP (1:2000)

PARKING STATEMENT

PARKING	UNIT	PARKING REQUIRED	PARKING PROVIDED
BUILDING-1 WING-A (EWS)			
2 TEN. HAVING CARPET AREA UP TO 30 SQ. M		2	54
PROPOSED 36 TENEMENTS OF AREA UP TO 30 SQ. M	56	3	112
BUILDING-1 WING-B (EWS)			
2 TEN. HAVING CARPET AREA UP TO 30 SQ. M		2	54
PROPOSED 36 TENEMENTS OF AREA UP TO 30 SQ. M	56	3	112
TOTAL AS PER TENEMENTS-BUILDING-1	112	6	224
TOTAL RESIDENTIAL PARKING			224
ADD VISITOR PARKING 9%			20
TOTAL RESIDENTIAL PARKING (A)			244
CONVENIENCE SHOPPING-BUILDING-1 (WING-B)			
FOR EVERY 100 SQ. M CARPET AREA OR FRACTION THEREOF	255.014	2	8
FOR 255.014 SQ. M CARPET AREA	255.014	3	16
TOTAL PARKING PROVIDED		5	251
PROVIDED PARKING AS PER COMPOSITE PARKING-B CARP		4	178
SHOWN INSTEAD OF 48 SCOOTER & 48 SCOOTER SHOWN AS CAR = 177		4	8 (SCOOTER)
TOTAL			129



GOOGLE MAP (NTS)

SHEET NO: 01/04

SITE PLAN

Stamps of Approval of Plan.

Accepted as completion plans as requirements of acceptance Plan CC by the Metropolitan M. Corporation, Bangalore.

Date: 20/05/2022

Resident Engineer Building Division C&P/PA/VA

MHADA

AREA STATEMENT

SER. NO.	DESCRIPTION	SQM
1	AREA OF PLOT AS PER FINAL LAYOUT SANCTION	1950.00
2	1A) AREA OF PLOT (AS PER S. EXTRACT)	1950.00
3	1B) AREA OF PLOT (AS PER DEMARCATION)	1950.00
4	1C) AREA OF PLOT (AS PER LAYOUT SANCTION)	1950.00
5	DEDUCTIONS AS PER SANCTIONED LAYOUT	0.00
6	NET GROSS (Area of Plot for Residential Zone)	1950.00
7	1) OPEN SPACE - 15% (NOT DEDUCTED)	0.00
8	2) OPEN SPACE - 15% (NOT DEDUCTED)	0.00
9	3) OPEN SPACE - 15% (NOT DEDUCTED)	0.00
10	4) OPEN SPACE - 15% (NOT DEDUCTED)	0.00
11	5) OPEN SPACE - 15% (NOT DEDUCTED)	0.00
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