

Certificate No: CIDCO/NAINA/Panvel/Chindharan/BP-188/OC/Full/2023/0344**Dated :** 15 Mar 2023**OCCUPANCY CERTIFICATE**

To,
NINATH SHINGADE
MAHARASHTRA BELAPUR

Sub : Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. :
5/5,56,5/7,5/8 of Village : Chindharan , Taluka : Panvel , Dist. : Raigad.

- Ref :** 1.Your application No BP-188_PLN001 dated 12 Oct 2022
2. File No BP-188_PLN001
3. Joint Site Inspection dated 25 Nov 2022
4. Application seeking Occupancy Certificate received from Mr. Ninath B. Shingade dtd. 09/11/2022 through NIAMS. (Hard copy submitted on 08.03.2022)
5. Plinth Completion letter No. CIDCO/NAINA/PANVEL/Chindharan/BP-188/ PCC/2018 dated 14/08/2018.
6. Commencement Certificate issued by this office vide No. CIDCO/NAINA/Panvel/Chindharan/ BP-188/CC/2016/4048 dated 20/07/2016.
7. Amended Commencement certificate issued by this office vide No. CIDCO/NAINA/Panvel/Chindharan/00188/ACC/2021/0081 dated 20/04/2021.
8. Architect's building completion certificate dated 30.05.2022.
9. Access Registration of ROW dated 09/09/2015.
10. Letter of Executive Engineer, M.S.E.D.Co Ltd, Panvel (U) Division, No. SE/VC/ Tech/2020/T-110/work execution/006400 dtd. 27/10/2021, regarding execution of work for giving power supply.
11. Letter of Senior Geologist, GSDA, Raigad, Alibag No. GSDA/RG/TECH/LGW/202/2016 dated 24/02/2016.
12. NA Measurement map issued by Land Record Office bearing no. 424 dt.29/06/2018.
13. NOC issued by NMIAL regarding Height clearance, vide letter dated 31/01/2023.
14. OC stage verification of building height issued by M/s Levicon engineering technologies vide no. NIL

Document certified by SWATI POHEKAR
<swati.pohekar@gmail.com>

Name : SWATI POHEKAR
Designation : Associate Planner
Organization : Personal
Certificate : 3138529

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Chindharan/BP-188/OC/Full/2023/0344

Dated : 15 Mar 2023

dated 05/05/2022.

15. Join site visit dated 16/11/2022.

16. Letter regarding EWS/LIG tenements submitted by applicant on 03/02/2023.

17. Compliances submitted by applicant on 05/01/2023, 06/02/2023

18. NA permission issued by District Collector office, Raigad bearing no. 489/2014, dated 18/05/2015.

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Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part floor no. 4 Building No. / Name : [Buildingname] Plot. No / Survey No / Assessment No. 5/5,56,5/7,5/8 , situated at mauje Chindharan, Taluka Panvel , Dist- Raigad has been completed under the supervision of SANDEEP SUBHASH SHINDE License No. CA/2010/50797.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full occupancy :

Note: Subject to be read as for Full Occupancy Certificate for proposed Residential building (A to J) on land bearing Survey No. 5/4, 5/5, 5/6, 5/7 and 5/8 at Village- Chindharan, Taluka-Panvel, Dist.-Raigad. Net Area of Plot Area - 11,160 sq.m. Built up Area- 9973.274 sq.m. FSI Consumed- 0.94 ,No. of buildings-10 nos (A to J) ,No. of Residential unit: 261 nos., EWS: 15 nos. and Convenient Shops: 24nos.

2.This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3.This Occupancy Certificate is to be read along with the accompanying drawings bearing No.CIDCO/NAINA/Panvel/Chindharan/BP-188/OC/Full/2023/0344 dated 15 Mar 2023

4.You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.

5.You shall maintain the planted trees & developed RG as demarcated in the drawings.

6.You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only.

8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.

9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.

10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be

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11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be incorporated in the Conveyance Deed and the society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.

12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

13.All the conditions mentioned in Commencement Certificate referred above, shall be binding on you.

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14. You shall neither dispose of nor create third party interest in the EWS/LIG tenements of subject development proposal till list of allottees / beneficiaries selected by SPA-NAINA through a system of lottery is handed over to you. Thereafter, you shall dispose of such tenements to such allottees / beneficiaries, at the rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.
15. Also, decision of authority regarding EWS/LIG tenements disposal shall be binding on you.
16. Marketing drawings and other documents regarding EWS/LIG tenements as required by the authority shall be submitted to this office through your appointed architect within fifteen (15) days from issuance of this Occupancy Certificate.
17. This Occupancy Certificate is granted on the basis of as built drawings submitted by architect. Hence, security deposit paid at the time of granting Commencement Certificate shall stand forfeited.
18. You shall follow all the orders/notification/circular/guidelines etc. regarding Covid-19 pandemic issued by central Govt/ Govt of Maharashtra/ collector/ any other competent authority from time to time.
19. Applicant shall take the necessary precautionary measures for Meter Room cabinet safety.
20. Maharashtra Pollution Control Board (MPCB) consent to be obtained with reference to MPCB letter dtd. 19.01.2023
21. All the above conditions shall be binding on you, your heirs and successors.

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Thanking you.

Yours Faithfully**CC To.** SANDEEP SUBHASH SHINDE

1. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist-Raigad 402201.
2. The MSED Co. Ltd. Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Dn. Panvel-410206
3. Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector-18, Besides Bathiya School, NewPanvel, Tal.Panvel, Dist.Raigad 410206
4. The Tehshildar, Talathi training centre, Sai nagar, Tal.Panvel, Dist.Raigad,410206
5. The Sarpanch, Gram Panchayat of Chindharan, Panvel, Raigad.
6. The CCUC (NAINA), CIDCO
7. The Airport Authority of India, GM (ATM) WR, Head quarter, Western Region, Porta Cabins New Airport Colony, opposite hanuman road, Vileparle East Mumbai, 400099
8. CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD Belapur, Navi Mumbai 400614.

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